



89, Acacia Road, Leamington Spa

**Asking Price
£190,000**



A well proportioned, three bedroomed ground floor maisonette with front and rear gardens, situated towards the head of this cul-de-sac and benefitting from a rare Cellars Storage area.

Briefly Comprising:

Private Entrance hallway, Sitting room with French door to garden. Master bedroom, two further bedrooms. Fitted kitchen, bathroom. Upvc double glazing, gas radiator heating. Lawned front and rear gardens, brick outhouse. Rare and useful under maisonette cellar storage area approached via the garden. NO CHAIN.

The Property

Is approached via a shared paved path leading to canopy porch, with steps up to a double glazed entrance door leading to...

Private Entrance Hallway

With radiator, shallow store cupboard.

Living/Dining Room

13'6" x 14'10" (4.11m x 4.52m)

With upvc double glazed windows, and French door leading to garden to front, coved cornicing, double radiator, tiled fireplace surround with onset gas fire.

Bedroom One

9'11" x 12'6" (3.02m x 3.81m)

With upvc double glazed window to rear elevation, double radiator.

Bedroom Two

6'11" x 8'10" (2.11m x 2.69m)

With upvc double glazed window to rear elevation, double radiator.

Bedroom Three

5'11" inc fitted bookcases x 8'11" (1.80m inc fitted bookcases x 2.72m)

With upvc double glazed window to rear elevation. Easily reinstated as a bedroom or office.



Bathroom

Currently fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with shower mixer, splashback tiling to half height, double radiator, upvc obscure double glazed window to side elevation.

Kitchen

6'6" x 13'10" into d'way (1.98m x 4.22m into d'way)

With matching wall and base units and wood block look working surface, sink drainer, inset four point gas hob with oven below and filter hood over, splashback tiling, upvc double glazed window to front elevation, wall mounted boiler, space for refrigerator, space for slimline dishwasher, space and plumbing for washing machine, understairs storage recess with space for freezer, double cupboard with slatted shelving currently used as a combination of storage and airing cupboard.



Outside (Front)

To the front of the property is a garden principally laid to lawn with brick wall to front and timber fencing to side, shared path leads through gated archway and steps lead down towards the rear garden, passing a small brick outhouse, providing useful storage.

Outside (Rear)

Rear garden surrounded in the main by timber fencing, laid to lawn with paved path. Door giving access to the cellar area,

Cellar Area

Considered to be only one of a very few properties of this nature with a cellar. The door opens to a large space which in turn leads through to another area, both with restricted head height.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Oct 25).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Oct 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (from 25/03/1957), with 931 years remaining on the lease, no service charge, ground rent is £2 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

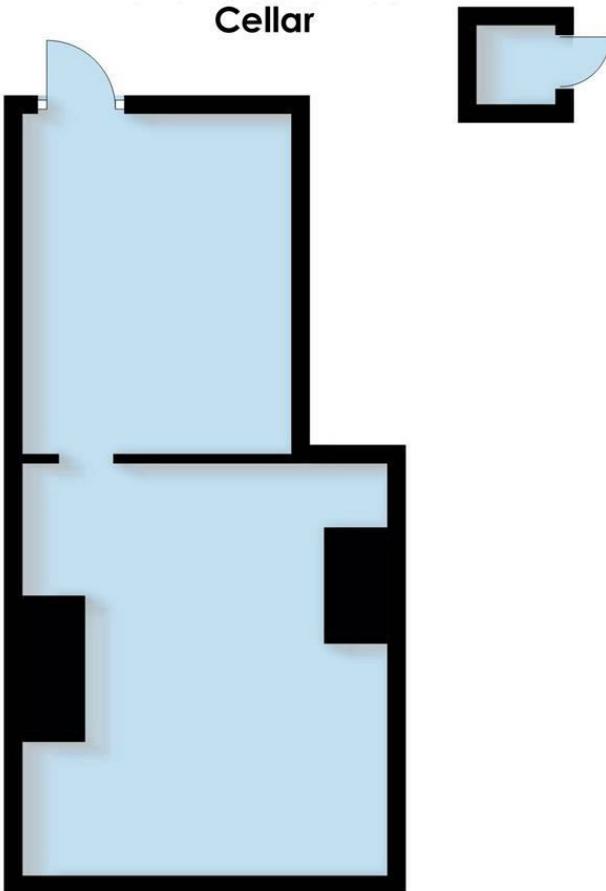
Council Tax

Council Tax Band A.

Location

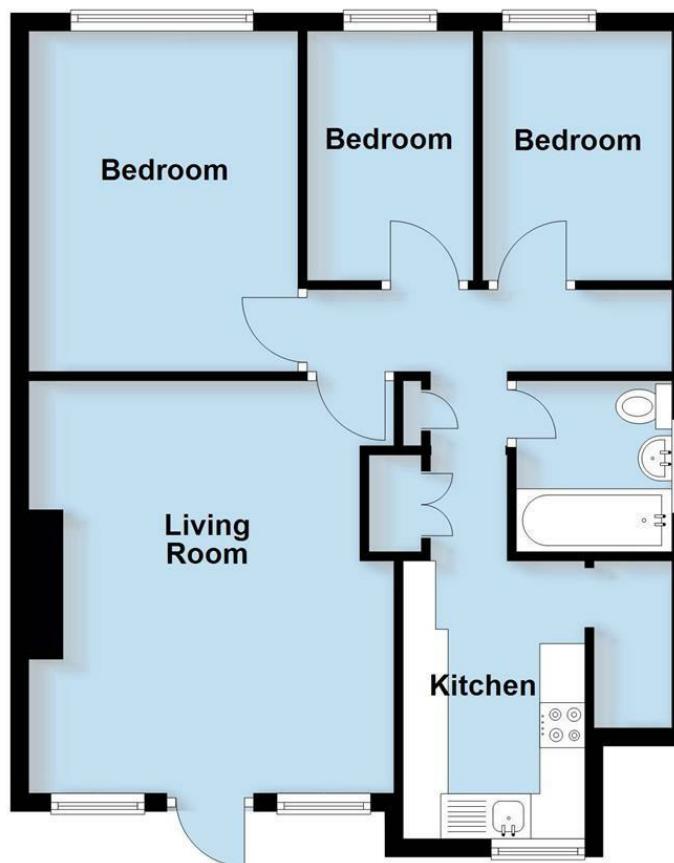
Ground Floor
CV32 6EG

Cellar



Ground Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



Total area: approx. 60.7 sq. metres (652.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

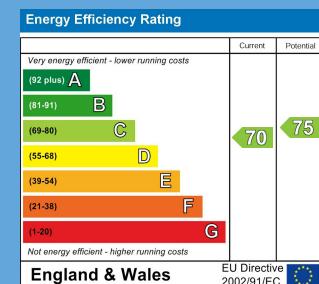
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