ehB RESIDENTIAL

Your Property - Our Business

35, Hadrian Close, Leamington Spa

A spacious, well proportioned and presented three story town house, situated in this popular area of North Leamington.

Briefly Comprising:-

Enclosed entrance porch, entrance hallway with utility cupboard, ground floor WC, utility room/possible study, conservatory/garden room, first floor with open plan refitted living/dining/kitchen with integrated breakfast bar seating, second floor landing giving access to three bedrooms, master with fitted wardrobes and white refitted bathroom, UPVC double glazing, gas radiator heating, block paved driveway, integral garage, lawned and decked rear garden.

Hadrian Close

Offers a spacious and well proportioned family property with accommodation spread over three levels, situated in this attractive location offering convenient access both to the local shops, schools of all grades and the nearby Holt Recreation Ground.

These properties have consistently proved to be popular amongst a wide variety of buyers. Early viewing recommended.

The Property

Is approached by a brick block paved driveway, giving access to

Enclosed Entrance Porch

Approached via double glazed sliding patio door to, with downlighter points to ceiling, further part obscured UPVC double glazed door with matching window side gives access to

Entrance Hallway

Downlighter points to ceiling, exposed timber doors, skirting and architraves, timber flooring, radiator set behind cover, sliding patio doors to conservatory/garden room, staircase rising to first floor. Utility cupboard with space and plumbing for washing machine, UPVC obscured double glazed window to front elevation, extractor. useful under stair store cupboard.

Ground Floor WC
Fitted with a white modern suite comprising of low level WC, wash hand basin, mono mixer set into vanity cupboard with splash back tiling, chrome radiator towel rail, extractor, downlighter points to ceiling, continuation of exposed timber skirtings and architraves with wood flooring extending through.

Utility Room/Possible Study
8'2" x 8'2" (2.49m x 2.49m)
With downlighter points to ceiling, UPVC double glazed window to rear elevation, radiator, exposed timber skirtings and architraves, working surface providing either desk or storage space with open shelving to the side, radiator, continuation of wood flooring, door to garage.

Conservatory/Garden Room
14'8" x 7'6" max (4.47m x 2.29m max)
With double glazed pitched angled glass roof over, UPVC double glazed doors and matching panel to side leading to garden, built in banquette seating, wood look flooring.

First Floor - Open plan living/dining/kitchen
15'2" max x 24'7" (4.62m max x 7.49m)
Being open plan and yet successfully forming a through room with distinctive areas

Kitchen/Dining Area
Kitchen dining area being fitted with a range of contemporary flat fronted high gloss white base units with solid wood block working surface and upstand over. Underslung Frankie one and a half bowl sink unit with mixer tap, inset four point Siemens electric hob with Siemens double oven below and filter hood over, concealed Beko dishwasher, cupboard concealing Worcester Combi Boiler. Breakfast bar return to central island style unit creating seating area, two UPVC double glazed windows to front elevation providing plenty of natural light, with downlighter points to ceiling, radiator and tiled floor to dining kitchen area.

Living Area
With downlighter points to ceiling and two UPVC double glazed windows to the rear elevation overlooking the local bowls club, wood flooring, two radiators and exposed skirting and architraves. Staircase rising to :-

Second Floor
With hatched roof space, exposed timber skirting and architraves, doors to second floor accommodation, open display shelving, door to storage cupboard with shelving.

Bedroom One (Front)
9' x 11'4" (2.74m x 3.45m)
With UPVC double glazed window to front elevation, downlighter point to ceiling, radiator, exposed timber skirting and architrave.

Bedroom Two (Rear)
8'4" x 10'11" plus built in wardrobes (2.54m x 3.33m plus built in wardrobes)
With UPVC doubled glazed window to front elevation, downlighter points to ceiling, radiator, partially mirrored fronted sliding doors to built in wardrobe, exposed timber skirting and architrave.

Bedroom Three
6'7" x 7'4" max inc staircase bulkhead (2.01m x 2.26m max inc staircase bulkhead)
With UPVC double glazed window to rear elevation, downlighter points to ceiling, radiator, exposed timber skirting and architrave.

Family Bathroom
Fitted with a white suite comprising, low level WC, pedestal wash hand basin, mono mixer tap, shower bath with central filler, wall mounted Mira electric shower and control, UPVC double glazed obscured window to front elevation, downlighter points to ceiling, white splash back tiling, tiled floor chrome radiator towel rail.

Integral Garage
8'2" x 15'11" (2.49m x 4.85m)
With up and over door to front, power and light as fitted.

Outside Front
The front of the property is principally laid to off road parking with brick blocked paving providing a good sized driveway.

Outside Rear
The rear garden is surrounded in the main by timber fencing and predominantly laid to lawn with decked area to the rear of the property.

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 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

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.

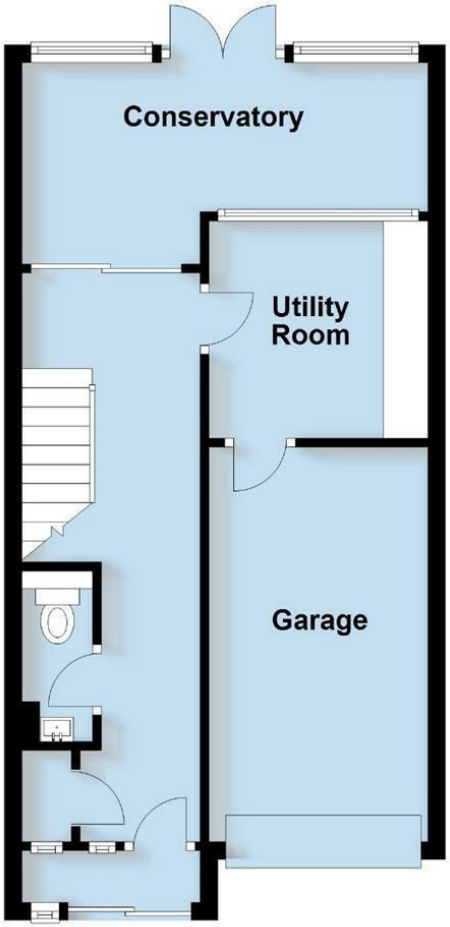
Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

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.

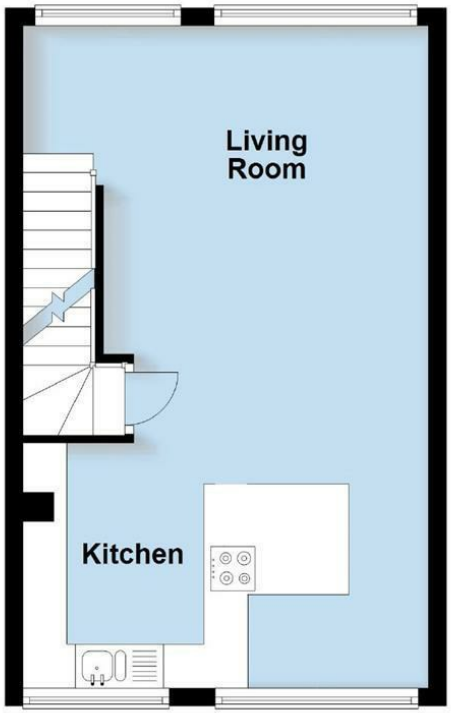
Council Tax
Council Tax Band C.

Location
CV32 7ED

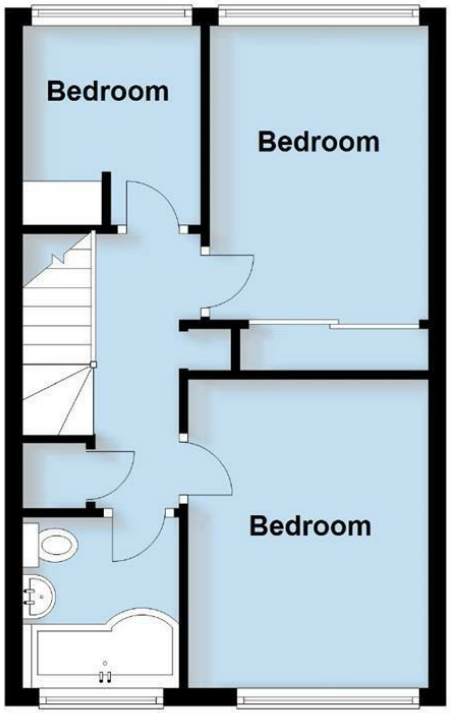
Ground Floor
Approx. 42.0 sq. metres (452.5 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.1 sq. feet)



Second Floor
Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 111.2 sq. metres (1196.8 sq. feet)

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

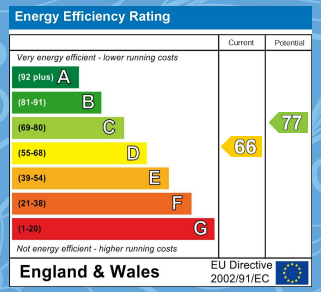
ehB RESIDENTIAL

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.