

Your Property - Our Business

**ehB**  
RESIDENTIAL



## 44, Charles Gardner Road,

A well proportioned three bedrooomed mid terraced property, boasting good sized accommodation, with large lounge/diner to the back and garden to rear. NO CHAIN.

**Guide Price £200,000**



## 44 Charles Gardner Road

**Guide Price  
£200,000**

### Briefly Comprising:

Entrance hallway, cloaks cupboard, ground floor WC, fitted kitchen, full width living/dining room, patio doors to garden, three first floor well balanced bedrooms, white fitted bathroom, upvc double glazing, gas radiator heating.

### The Property

Is approached via a paved path to the front with a shallow canopy porch over shallow fore garden giving access to upvc part obscured double glazed entrance door with window to side to.

### Entrance Hallway

With staircase rising to first floor landing, laminate flooring, understairs storage recess and door to cupboard.

### Ground Floor WC

Fitted with a white low level WC, wall mounted wash hand basin, splashback tiling, upvc obscure double glazed window to front elevation.

### Kitchen

7'5" x 11'9" (2.26m x 3.58m)

With working surface, one and a half bowl sink drainer and mixer tap, cupboards below, space for washing machine, space for cooker, further run of working surface with eye level wall cupboards over, glazed internal window to living/dining room, large shelved pantry, upvc double glazed window to front elevation.

### Living/Dining Room

17'10" x 13'5" (5.44m x 4.09m)

With continuation of laminate flooring, upvc double glazed window to rear garden, double glazed French door with matching panel to side leading to garden to rear.

### First Floor Landing

### Bedroom One (Rear)

8' exp to 11'7" into doorway x 13'6" (2.44m exp to 3.53m into doorway x 4.11m)

With upvc double glazed window to rear elevation, radiator.



### Bedroom Two (Front)

8'5" exp to 11'6" into door area x 11'9" (2.57m exp to 3.51m into door area x 3.58m)

With upvc double glazed window to front elevation, radiator, airing cupboard with Ideal combination boiler.

### Bedroom Three (Rear)

9' x 10'2" (2.74m x 3.10m)

With upvc double glazed window to rear elevation.

### Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with mixer tap with shower attachment, splashback tiling, obscure double glazed window to front elevation, radiator.

### Outside (Front)

There is a shallow fore garden set behind dwarf wall.

### Outside (Rear)

There is a broad patio to the rear of the property, steps up to remainder of the garden with gravel path leading to gated rear access, storage shed to rear.

### 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

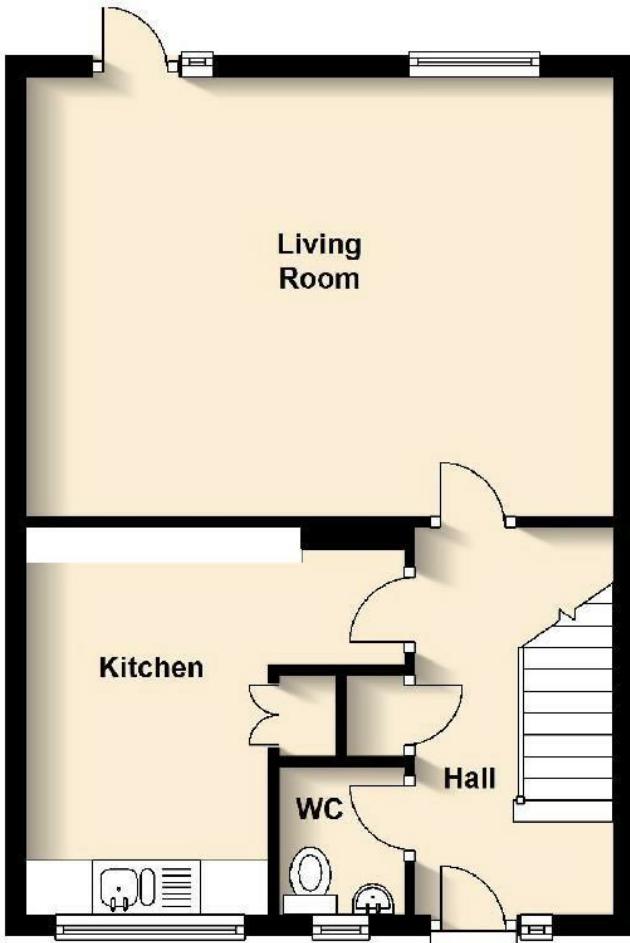
Council Tax Band B.

### Location

From our office proceed south east towards Clarendon Place turning right onto Dale Street. At the traffic island take the first exit onto Avenue Road continuing onto Spencer Street. Turn right onto Bath Street, right onto High Street and left onto Tachbrook Road and turn left onto Charles Gardner Road where the property will be found easily identified by an agents for sale board.

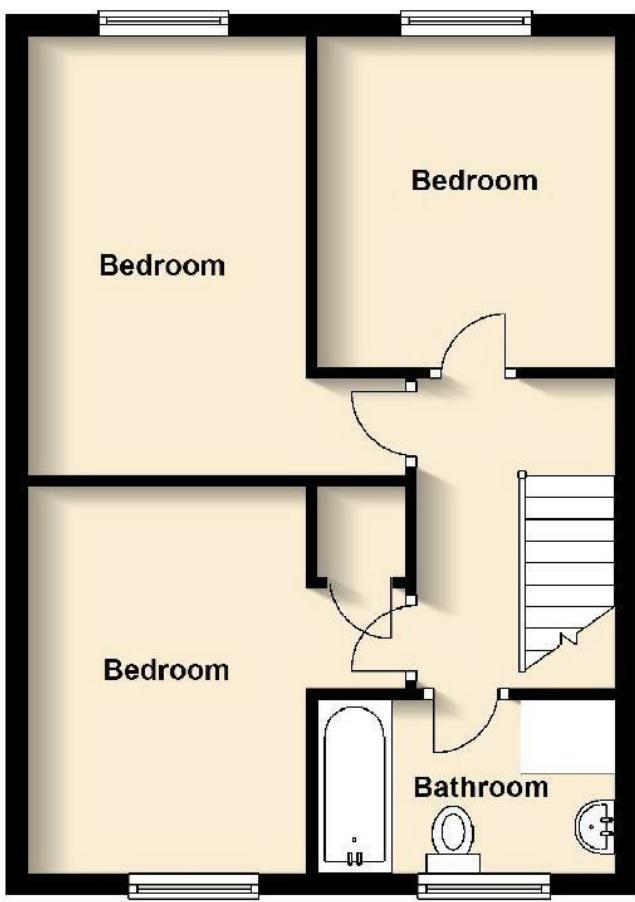
## Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)

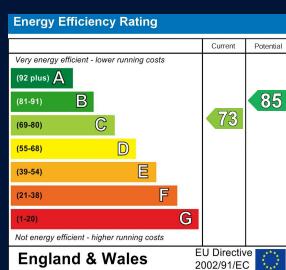


## First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 84.4 sq. metres (908.6 sq. feet)



Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN  
01926 881144  
ehbresidential.com

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

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



**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 particular 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.