

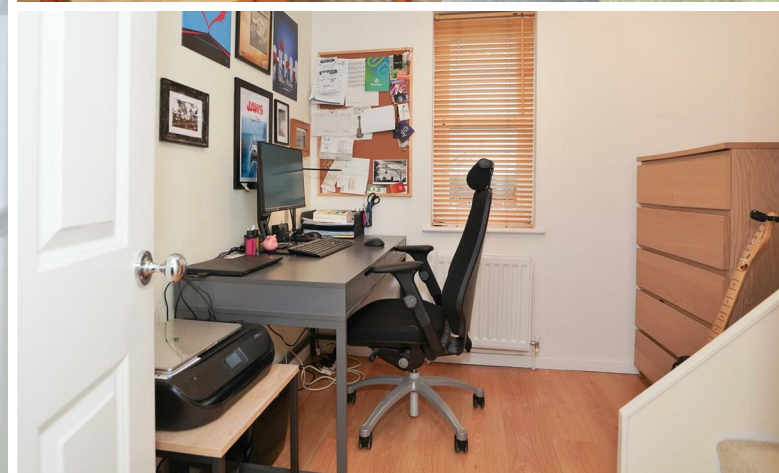
**ehB**  
RESIDENTIAL

Your Property - Our Business



3, Rosewood Crescent, Leamington Spa





An excellent opportunity to acquire a much improved and skilfully extended mid-terrace townhouse, providing well-appointed, gas centrally heated, three bedroomed accommodation arranged over three floors, with many notable features including re-fitted open plan living/kitchen, conservatory, separate study and twin car parking facility, within this highly regarded North Leamington Spa location. No Chain.

#### [Rosewood Crescent](#)

Forms part of a small development built approximately 30 years ago by well known local builders Messrs AC Lloyd, being ideally sited approximately a mile from the town

centre, close to a good range of local facilities and amenities including shops, schools and a variety of recreational facilities. Since its original construction this development, which features a central open green, has consistently proved to be very popular.

ehB Residential are pleased to offer 3 Rosewood Crescent, which is a rare opportunity to acquire a much improved and substantially extended mid-terrace townhouse, providing gas centrally heated and sealed unit double glazed three bedroomed accommodation arranged over three floors, with a number of notable features. With a re-fitted open plan living/kitchen, large conservatory, first

floor study and impressive roof conversion to provide master bedroom with en-suite facility being particularly noteworthy. The property is well situated within Rosewood Crescent and includes a twin car parking facility, has been maintained by the present owner to an excellent standard throughout. The agents consider internal inspection to be essential for the size, situation and level of appointment to be fully appreciated.

In detail the accommodation comprises:-

#### [Entrance Hall](#)

With timber and glazed panelled entrance door, with coloured leaded light, contemporary style radiator.







#### Cloakroom/WC

With wall hung vanity unit, with wash hand basin, mixer tap, tiled splashback, chrome heated towel rail, low flush WC, concealed cistern, tiled floor and extractor fan.

#### Lounge

15'10" x 17' max 10'6" min (4.83m x 5.18m max 3.20m min)

With bay window, double radiator, staircase off with balustrade, understairs cupboard, wall light points and downlighters.

#### Re-Fitted Dining/Kitchen

17' x 9'3" (5.18m x 2.82m)

With extensive range of attractive base cupboard and drawer units, with solid timber work surfaces, tiled splashbacks, matching peninsular unit, breakfast bar, double Belfast sink unit with mixer tap, matching range of high level cupboards including glazed panelled display units, Worcester gas fired central heating boiler and programmer, slate tiled floor, plumbing for automatic washing machine, additional base cupboard and drawer units incorporating stainless steel oven, microwave and four ring ceramic hob unit, with range of high level cupboards, built-in larder unit, downlighters and French doors to the conservatory.

#### Conservatory

11'3" x 15' (3.43m x 4.57m)

Being sealed unit double glazed, with twin French doors to rear garden, tiled floor, double radiator.

#### Stairs and Landing

With balustrade and linen cupboard.

#### Re-Fitted Shower Room/WC

6' x 7' (1.83m x 2.13m)

Being tiled with tiled floor with vanity unit, incorporating wash hand basin, mixer tap, low flush WC, concealed cistern, oversized shower cubicle with integrated shower unit, glazed screen, chrome heated towel rail, downlighters.





#### Bedroom

10'9" x 9'6" (3.28m x 2.90m)

With radiator.

#### Bedroom

9'6" x 11'6" (2.90m x 3.51m)

With range of attractive built-in wardrobes with hanging rail, shelves, laminate timber effect flooring, radiator.

#### Study

8'9" x 8'2" (2.67m x 2.49m)

With double radiator, laminate wood effect flooring.

Staircase to Second Floor

#### Bedroom

12'2" x 12'7" (3.71m x 3.84m)

With laminate wood effect flooring, Velux windows, double radiator, access to useful storage facility within the eaves, downlighters, attractive tongue and grooved panelling to dado height.

#### En-Suite Shower Room/WC

9' x 3'10" (2.74m x 1.17m)

With tiled shower cubicle, integrated shower unit, wash hand basin, mixer tap, low flush WC, tiled splashback, tiled floor, heated towel rail, downlighters, extractor fan.



#### Outside

To the front of the property is a shaped lawn with established foliage, bounded by railings, well screened by established conifer tree. To the rear of the property is landscaped with shaped lawn, block paved patio, timber garden shed, established flower borders, bounded by close boarded fencing with pedestrian access to twin car parking facility 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 2025).





#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### 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.

#### Note

Service charge for parking spaces and maintenance of communal grounds externally £24.60 per month.

#### Council Tax

Council Tax Band C.

#### Location

CV32 7UN





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

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

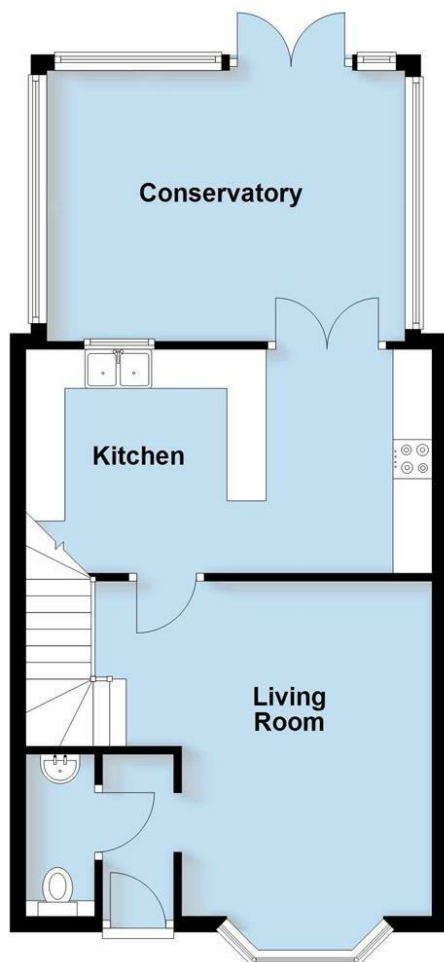
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

## Ground Floor

Approx. 37.8 sq. metres (407.2 sq. feet)

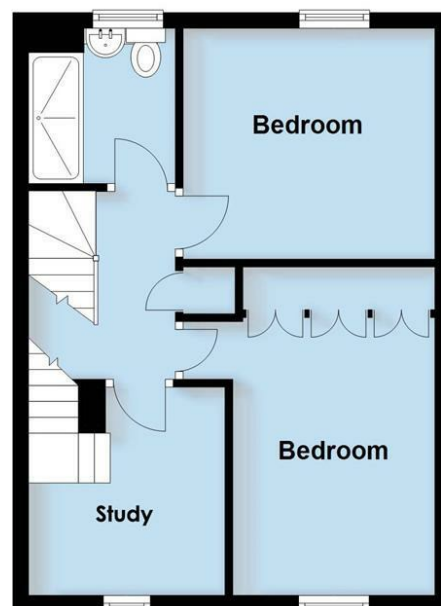


Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

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

## First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



## Second Floor

Approx. 17.7 sq. metres (190.9 sq. feet)

