

56, Grove Place, Leamington Spa, CV31 2AW

An outstanding opportunity to acquire a most impressive three story mid town house of attractive and contemporary style, providing spacious well appointed two bedroom and two bathroom accommodation, featuring comprehensively fitted kitchen and under floor heating in this well regarded South Leamington Spa location.

**Offers Over
£289,000**



56, Grove Place, Leamington Spa, CV31 2AW

56 Grove Place

Forms part of an impressive former bakery conversion proving four contemporary styled town houses of various sizes in this popular and convenient South Leamington Spa location. The property being converted from an Edwardian building in 2020 to a particularly high standard. Grove Place is convenient for access to the town centre approximately half a mile distant, with good local facilities and amenities including shops, schools and a variety of recreational facilities including a near by park. This cul-de-sac location has consistently proved to be very popular.

ehB Residential are pleased to offer 56 Grove Place which is an opportunity to acquire an impressive mid town house which has been converted and modernised to a most attractive and contemporary style featuring an impressive open plan living/kitchen arrangement, two good sized bedrooms both with en-suite facilities. IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

Entrance Hall

With composite panelled entrance door with glazed panel over, chestnut wood effect laminate flooring, staircase off with balustrade.

Living/Kitchen

18'6" x 17' (5.64m x 5.18m)

With part pitched ceiling feature, kitchen area with extensive range of attractive gloss white faced base cupboard and drawer units, matching range of high level cupboards with extensive complimentary work surfaces and peninsula unit, built-in AEG double oven, microwave, five ring induction hob with extractor hood over, single drainer stainless steel sink unit with flexi mixer tap, matching flooring, built-in dishwasher, fridge freezer and washing machine.

Lounge

16'9" x 12'9" (5.11m x 3.89m)

With sash window, meter cupboard, open plan to the living/kitchen arrangement.

Stairs and Landing

With balustrade.

Bedroom

16' x 9'3" (4.88m x 2.82m)

With walk-in wardrobe with hanging rails, shelves, sliding doors, double radiator.



En-Suite Shower Room/WC

9'6" x 6'6" (2.90m x 1.98m)

With contemporary style fittings including oversized tiled shower cubicle with integrated shower unit, vanity unit with wash hand basin, mixer tap, glazed splashback, low flush WC, chrome heated towel rail.

Stairs and Second Floor Landing

With balustrade.

Bedroom

16' x 9'3" (4.88m x 2.82m)

With range of built-in wardrobes, hanging rail, shelves, sliding doors, radiator, Velux window.

En-Suite Bathroom/WC

9'6" x 6'9" (2.90m x 2.06m)

With contemporary style fittings, including white suite comprising panelled bath, vanity with mixer tap, tiled splashback to shower area with shower screen, electric shower unit, vanity unit incorporating wash hand basin, mixer tap and glazed splashback, low flush WC, chrome heated towel rail, Velux window.

Tenure

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

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.

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

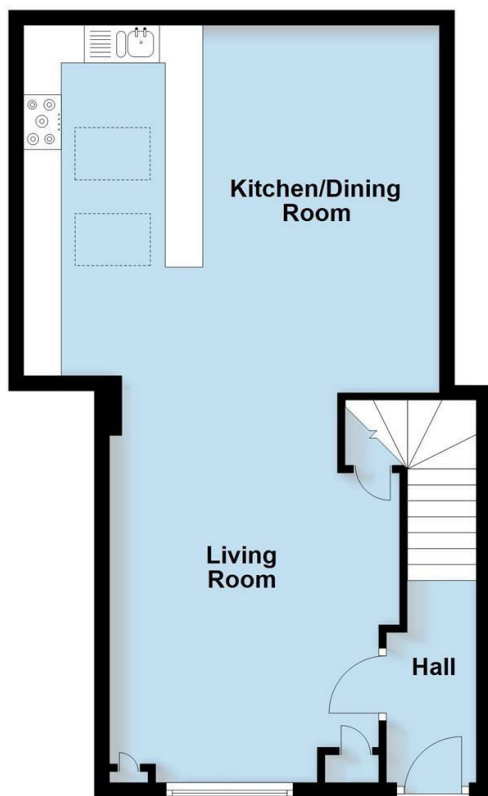
Council Tax Band B.

Location

56 Grove Place
Leamington Spa
CV31 2AW

Ground Floor

Approx. 52.0 sq. metres (560.2 sq. feet)

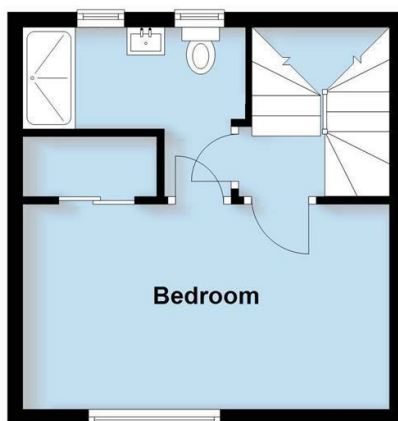


Total area: approx. 101.7 sq. metres (1094.3 sq. feet)

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

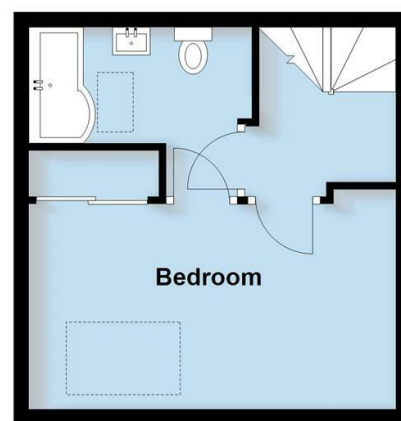
First Floor

Approx. 24.8 sq. metres (267.1 sq. feet)



Second Floor

Approx. 24.8 sq. metres (267.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

01926 881144
ehbresidential.com

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

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