

**ehB**  
RESIDENTIAL

Your Property - Our Business



7, Rawlinson Road, Leamington Spa

Offers Over  
£285,000



Located in a popular area of North Leamington Spa, within 1 mile of Leamington's main parade, and just a short walk from local shops and schools, stands this spacious, three-bedroom terraced house. The accommodation in brief affords: entrance hall and cloak room, living room, good-sized dining kitchen, bathroom, gas heating, front and rear gardens and an allocated parking space to the rear. NO UPWARD CHAIN. Energy rating D.

#### Location

Rawlinson Road is conveniently located in a popular area of North Leamington Spa, within 1 mile of Leamington's main parade, and just a short walk from local shops and schools.

#### Approach

Through a double-glazed entrance door into:

#### Entrance Porch

Tiled floor, UPVC double-glazed window, and a further casement door leads to:

#### Entrance Hall

Radiator, wall-mounted Honeywell thermostat control panel. Built-in double door Cloaks Cupboard, staircase rising to First Floor Landing. Doors to:

#### Cloakroom

Low flush WC, corner wash basin, tiled floor and a double-glazed window.

#### Living Room

14'9" x 11'5" (4.52m x 3.48m)

Mock fireplace, radiator and glazed windows to the front aspect.

#### Dining Kitchen

17'7" x 11'3" (5.36m x 3.43m)

Matching range of base and eye level units, worktops and tiled splashbacks with a single drainer sink unit. Built-in electric oven and four-ring gas hob with extractor unit over. Space and plumbing for a washing machine, wall-mounted gas-fired boiler, radiator, two walk-in Storage Cupboards and a wide double-glazed patio door provide views and access to the rear garden.

#### First Floor Landing

Access to roof space, built-in Airing Cupboard, additional Storage Cupboard and doors to:

#### Bedroom One

14'11" x 11'3" (4.55m x 3.45m)

Radiator, single door wardrobe providing hanging rail space and a double-glazed window to the front aspect.





#### Bedroom Two

11'5" x 10'9" (3.48m x 3.30m)

Radiator, single door wardrobe and a double-glazed window to the rear aspect.

#### Bedroom Three

11'8" x 8'5" (3.58m x 2.59m)

Radiator, bulkhead storage cupboard and a double-glazed window to the front aspect.

#### Bathroom

White suite comprising bath with Triton shower system over, WC with a concealed push button cistern, wash hand basin with storage cupboard below, heated towel rail and a double-glazed window to the rear aspect.

#### Outside

There is a low-maintenance front garden with a pathway leading to the entrance door.

#### Rear Garden

Designed for ease of maintenance, a shaped paved patio area with a stoned central section. There is a further paved area, a timber garden shed and the gardens are enclosed on all sides by timber fencing with a gated rear pedestrian access that leads to the allocated rear parking space.

#### 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. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

#### Postcode

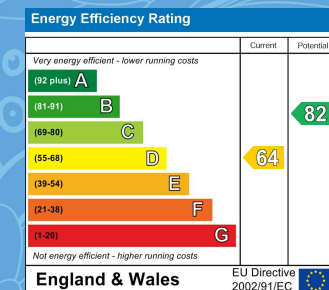
CV32 7QS

Your Property - Our Business

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

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN