

## SHERBOURNE PLACE, LEAMINGTON SPA CV32 5SW



**CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE, THIS BAY FRONTED HOME OFFERS A WEALTH OF ACCOMMODATION. INTERNAL VIEWING RECOMMENDED.**

- Three Storey Townhouse
- Kitchen with Dining Area
- Large Open Plan Reception Area
- Brand New Family Bathroom
- Large Landscaped Garden
- **Restrictions: No Sharers, Pets by Arrangement**
- **Available: 14th October 2023**
- **EPC: 57 (D)**
- **Central Location**

**4 BEDROOMS**

**£2,200 PCM**

A Beautifully presented, Three-Storey, Four Bedroom Townhouse in the heart of Leamington Spa.

The property opens into a large entrance hall leading through to a bright, open-plan reception area for both living and dining. The fitted kitchen features an American-style fridge freezer alongside integrated appliances including an oven, hob, washing machine and dishwasher, complemented by walled and base storage units, a large pantry cupboard and space for a dining table.

A sunny conservatory extends the living space and opens onto a charming landscaped garden with wooden decking, patio seating area, lawn and the use of a shed to the rear.

The first floor hosts a large master bedroom with fitted wardrobes and boasts an original feature fireplace. A second double bedroom offers built in wardrobes, and a brand-new family bathroom complete with bath, separate shower cubicle and vanity unit. The second floor offers two further generous double bedrooms and an additional three piece bathroom with shower cubicle.

This is a rare opportunity to secure a premium home, in one of Leamington Spa's most sought-after central locations.

Available immediately on an unfurnished basis.

#### **Accommodation Comprises;**

To the front of the property principally laid to gravel with parking for two cars.

#### **Entrance Hall**

With wooden flooring, radiator with cover and door leading into;

#### **Living Room 11'4" x 13'0" (3.45 x 3.96)**

With bay window to the front elevation, fitted with neutral carpet and with feature fireplace with inset living flame gas fire.

#### **Sitting Room 11'11" x (into chimney recess) 13'4" (3.63 x (into chimney recess) 4.06)**

With period fireplace, surround, wooden flooring, two glazed doors and single glazed door leading to the kitchen.

#### **Dining Kitchen**

Fitted with a range of floor and wall units, tiled flooring, integrated dishwasher, built-in oven and hob with extractor fan over, freestanding fridge freezer, window to the rear elevation. Pantry with plumbing and washing machine.

#### **Dining Area**

Continuation of tiled flooring, two glazed doors leading to:

#### **Conservatory 8'10" x 12'4" (2.69 x 3.76)**

With exposed brickwork, wooden flooring and double glazed windows, door to rear garden.

To the first floor:

#### **Bedroom One 15'1" x 12'11" (including fitted wardrobes) (4.6 x 3.94 (including fitted wardrobes))**

With two windows to the front elevation, feature fireplace and surround with wooden flooring.

#### **Bedroom Two 9'2" x 13'5" (2.79 x 4.09)**

With window to rear elevation and wooden flooring.

**Bathroom**

With low level WC, bath with shower over, vanity unit with built-in sink and mirror over, obscure glazed window to side elevation and lino flooring.

To the second floor:

**Bedroom Three 15'3" x 9'9" (4.65 x 2.97)**

With feature semi-angled ceiling lines, dormer window to the front elevation and fitted with a neutral carpet.

**Bedroom Four 9'8" x (into chimney recess) 13'2" (2.95 x (into chimney recess) 4.01)**

With window to the rear elevation, period feature fireplace and neutral carpet.

**Outside**

Garden to the rear of the property, separated into sections with paved patio under kitchen window to the side of the conservatory, leading into a decked area, followed by a slate area and finally into lawn with access to Hill Street.

**Tax Band**

The Council Tax Band is E

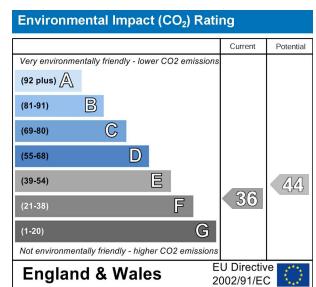
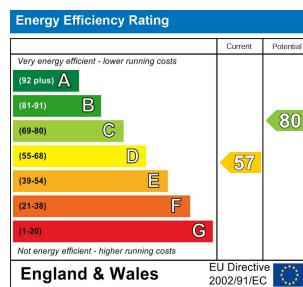
**Holding Deposit**

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

**Lettings Disclaimer**

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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