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RESIDENTIAL

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33, St Marys Road, Leamington Spa



An outstanding opportunity to acquire an impressive traditionally styled bay fronted semi-detached family residence of very generous proportions, providing four bedroomed and four bathroomed accommodation, with attic conversion, open plan living/kitchen and generous reception rooms within this highly regarded south Leamington Spa location.

St Marys Road

Is a popular and established south Leamington Spa location comprising many fine period dwellings, being conveniently sited approximately half a mile from the town centre, close to a good range of local facilities and amenities including local shops, well regarded schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 33 St Marys Road which is an outstanding opportunity to acquire a well modernised and improved, traditionally styled bay fronted semi detached residence of character, providing very well proportioned four bedroomed and four bathroomed accommodation which also includes an attic conversion, open plan living/kitchen arrangement of note and two very good sized principal reception rooms. The property also includes a substantial basement, including gas fired central heating and has been maintained by the present owners to an excellent standard throughout. The agents consider internal inspection to be essential for the proportions, level of appointment and flexibility of accommodation to be fully appreciated. In detail the accommodation comprises:-

Recessed Porch

With timber glazed panelled door leads to the...

Reception Hall

With coving to ceiling, radiator, staircase off with turned balustrade, steps to the lower reception area with airing cupboard with lagged cylinder immersion heater, access to the cellar and cloakroom/WC off.

Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback, radiator, tiled floor.





Lounge

16'3" x 13'6" (4.95m x 4.11m)

With fireplace feature with wood burner and timber lintel over, sash bay window, double radiator, coving to ceiling, TV point, engineered French Oak flooring.

Dining Room

14' x 12'3" (4.27m x 3.73m)

With sash window, double radiator, coving to ceiling, French Oak engineering flooring.

Well Fitted Living/Kitchen

23'6" x 11'6" max 8'3" min (7.16m x 3.51m max 2.51m min)
With tiled floor, double radiator, patio doors to rear yard/garden,

downlighters, contemporary style radiator, extensive range of Shaker style base cupboard and drawer units with stainless steel door furniture, granite worktops and returns, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, built in AEG four ring hob with glazed panel splashback and extractor hood over, three quarter height units incorporating fridge freezer and oven, space and plumbing for dishwasher, windows to two aspects.

Staircase from the Inner Reception Hall leads to the...

Lower Ground Floor

Comprising; large hallway/storage area with original thrall and shelves leads to a...

Utility Room

13'3" x 12'3" (4.04m x 3.73m)

Being tiled with single drainer stainless steel sink unit, alcove with built in seating, Worcester gas fired central heating boiler and programmer, radiator, plumbing for automatic washing machine, vented for tumble drier.

Further Useful Storage Chamber

15'9" x 12'9" (4.80m x 3.89m)

With spot lights.

Stairs with turned balustrade leads to Mezzanine Landing and...

Bedroom

11'7" x 12'9" (3.53m x 3.89m)

With radiator.



En-Suite Shower Room/WC

With tiled shower cubicle with electric shower unit, low flush WC, wash hand basin, mixer tap, tiled splashback, tiled floor.

Staircase from Mezzanine Landing lead to...

First Floor Landing

With staircase off to converted attic space.

Bedroom

14' x 12' (4.27m x 3.66m)

With triple built in wardrobe, hanging rail, shelf, cupboard over, original fireplace, radiator, coving to ceiling.

En-Suite Bathroom/WC

5' x 6'5" (1.52m x 1.96m)

Being tiled with white suite comprising panelled bath, pedestal basin with mixer tap, low flush WC, tiled floor, electric shower unit with shower screen, coving to ceiling, extractor fan.

Bedroom

16' x 12'3" (4.88m x 3.73m)

With sash bay window, radiator, coving to ceiling, wall light points, double built in wardrobe, hanging rail, cupboards over.

En-Suite Shower Room/WC

5'8" x 5'3" (1.73m x 1.60m)

Being tiled with tiled floor, walk in shower enclosure, electric

shower unit, pedestal basin with mixer tap, wall hung low flush WC with concealed cistern, chrome heated towel rail.

Other staircase from the First Floor Landing leads to...

Second Floor Landing

Bedroom

11'9" x 8' (3.58m x 2.44m)

With radiator.

Bathroom/WC

7'10" x 8'3" (2.39m x 2.51m)

Being tiled in Lakeland slate, panelled bath with wall mounted mixer tap, wall mounted wash hand basin with mixer tap, tiled





splashback, low flush WC, heated towel rail, extractor fan, panelled bath with electric shower unit and screen.

'Space Saver' style open tread staircase with turned balustrade leads to the...

Converted Attic

7'9" x 14' average (2.36m x 4.27m average)

With exposed purlins, Velux windows, radiator, extensive storage within the eaves.

Outside (Front)

Front garden is principally laid to rose beds bounded by railings with pedestrian side access leading to...

Outside (Rear)

Good sized rear garden with patio, extensive lawn, productive mulberry tree, well stocked flower borders, bounded by close boarded fencing and established original wall.

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 E.

Location

Proceeding east from our office via Warwick Street. Proceed for its entirety following on to Willes Road. Proceeding over the river bridge taking the turning right into St Mary's Road. After passing over the traffic lights with Radford Road the property can be found located on the left hand side identified by the agents for sale board.

Your Property - Our Business

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

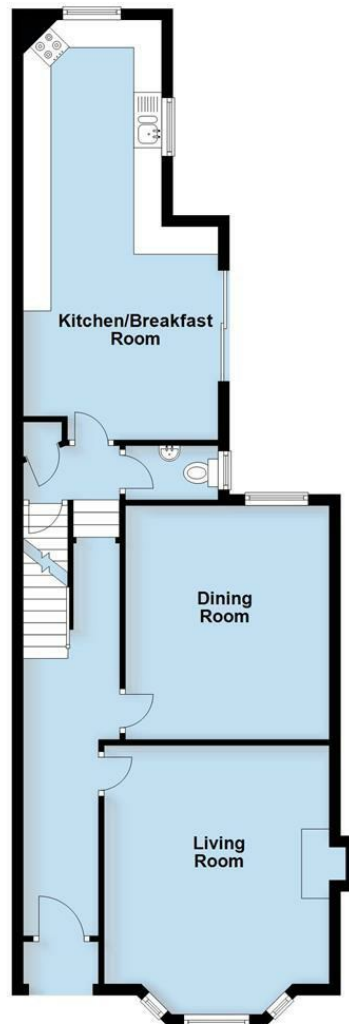
Leamington Spa Office
Somerset House
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CV32 5QN

01926 881144 ehbresidential.com

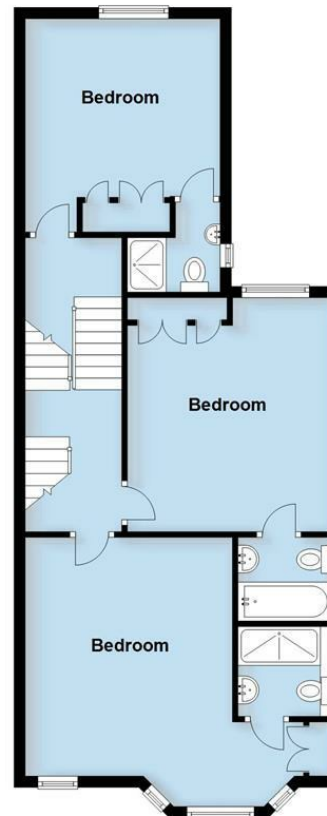
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

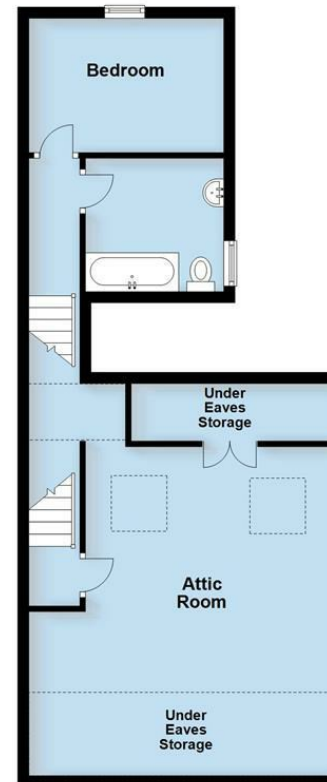
Ground Floor
Approx. 75.7 sq. metres (814.5 sq. feet)



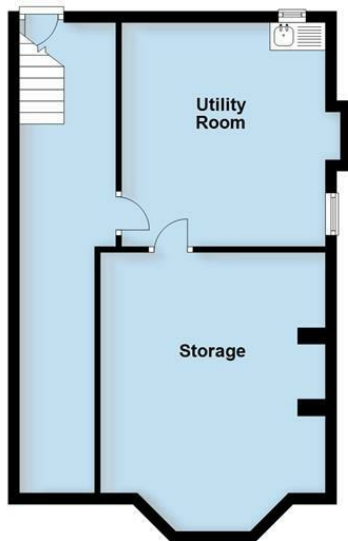
First Floor
Approx. 66.4 sq. metres (714.6 sq. feet)



Second Floor
Approx. 57.8 sq. metres (622.0 sq. feet)



Basement
Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 248.2 sq. metres (2672.0 sq. feet)

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

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