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ehB

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33 Fairlawn Close Leamington Spa

£1,600 PCM

A well proportioned detached period residence of immense character, recently subject to complete modernisation and refurbishment including impressive basement conversion providing gas centrally heated four bedroomed accommodation in this well regarded north Leamington Spa location. The property is available NOW on an unfurnished basis EPC Rating E

Also at: Warwick, 27 Jury Street, Warwick CV34 4EH

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Fairlawn Close Is an established residential cul-de-sac conveniently sited within easy reach of the town centre, with a good range of facilities and amenities including local shops on Rugby Road, a range of recreational facilities and schools for all grades. The location is also within easy reach of the railway station and the motorway network.

The Property Is a detached traditionally styled period residence of character which has recently been subject to complete modernisation and improvement to a particularly high standard which includes an impressive basement conversion and a refitted living/kitchen arrangement. The property provides gas centrally heated and sealed unit double glazed four bedroomed accommodation and includes a pleasant courtyard style garden and garage located close to the property. The property includes new floor coverings throughout and is offered with immediate vacant possession. The agents consider internal inspection to be highly recommended.

In further detail the accommodation comprises:-

Recessed Porch With timber and glazed panelled entrance door, leading to...

Reception Hall With radiator, coving to ceiling, staircase off with turned balustrade.

Through Lounge 8.10m x 4.04m max 3.35m min(26'7" x 13'3" max 10'12" min) With sash bay window with coloured leaded light feature, radiator, cast iron period fireplace with tiled inset and hearth with original ornate timber mantel, TV point, picture rail, coving to ceiling, wall light points, twin glazed panelled French doors to rear garden, further radiator, tiled period style fireplace and hearth with mantel.

Refitted Open Plan Living Kitchen 6.93m x 3.23m(22'9" x 10'7") With extensive range of light grey faced base cupboard and drawer units with matching high level cupboards and complementary timber effect rolled edged work surfaces and returns, built in fridge/freezer, dishwasher, ceramic four ring hob unit with complementary splash back and extractor hood over, built in oven, range of three quarter height larder units, tiled floor, down lighters, inset single drainer sink unit with mixer tap, two radiators, part glazed panelled rear door and access to...

Converted Basement Hallway with radiator and under stair cupboard.

Walk-In Store 3.51m x 0.91m(11'6" x 3') With meters, spot lights and radiator.

Play Room 5.49m 0.15m x 3.91m(18' 6" x 12'10") With bay window, radiator, down lighters.

Separate WC With low flush WC, pedestal basin with mixer tap, tiled splash back, down lighters and extractor fan.

Kitchenette 2.18m x 2.18m(7'2" x 7'2") With rolled edged work surface, inset single drainer stainless steel sink unit, base cupboard and drawer unit and appliance space, down lighters and extractor fan.

Stairs and First Floor Landing With original turned balustrade and double radiator.

Bedroom One 3.58m x 2.06m(11'9" x 6'9") With sash window, picture rail, radiator.

Bedroom Two 3.20m x 3.53m(10'6" x 11'7") With sash window, picture rail and radiator.

Bedroom Three 3.66m x 3.89m(12' x 12'9") With period cast iron fireplace, sash window, radiator, picture rail.

Refitted Bathroom/WC 2.69m x 2.29m(8'10" x 7'6") With white suite comprising panelled bath with mixer tap, pedestal basin with mixer tap, tiled splash backs, quadrant tiled shower cubicle with integrated shower unit, low flush WC, extractor fan, tiled floor, chrome heated towel rail and down lighters.

Bedroom Four 4.17m x 3.25m(13'8" x 10'8") With sash windows to two aspects and radiator.

Outside There is a fore court to the front of the property with side access with close boarded fencing leading to the landscaped courtyard style rear garden principally paved with inset flower beds and flower borders with outside light.

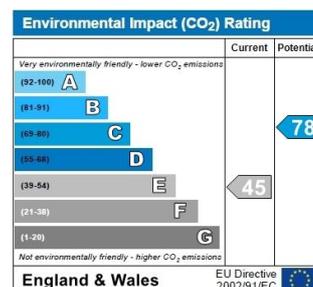
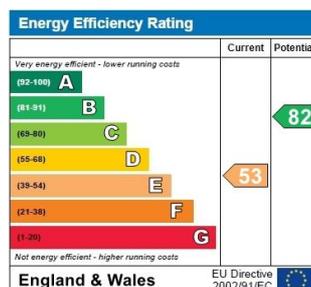
Garage With up and over door, located in a block close to the property.

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

Services All mains services understood to be connected. 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 and cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location Proceeding north from our office, passing Clarendon Square, bear left at the traffic island onto Rugby Road. Proceed for a distance and after passing over the traffic lights with Guys Cliffe Avenue, Fairlawn Close is located on the right hand side and the property is situated on the right hand side.

Fairlawn Close Leamington Spa
CV32 6EN



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