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RESIDENTIAL



28 Keith Road, Leamington Spa, CV32 7DP

A traditionally styled bay fronted 1930's built semi detached family residence providing three bedroomed accommodation with large garden in a highly favoured cul-de-sac location, requiring some modernisation and improvement.

Guide price
£325,000



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Keith Road

Is a popular and established cul-de-sac location of traditionally styled bay fronted semi detached properties, being conveniently sited within easy reach of the town centre approximately a mile distant and close to a good range of local facilities and amenities including local shops on Rugby Road, schools and a variety of recreational facilities. Keith Road has consistently proved to be very popular.

The Property

Is a traditionally styled 1930's built bay fronted semi detached family residence providing gas centrally heated three bedroomed accommodation including upvc framed sealed unit double glazing and featuring a large garden. The property does require some modernisation and improvement and represents an outstanding opportunity.

In further detail the accommodation comprises:-

Storm Porch

With timber and glazed panelled entrance door with timber and glazed panelled door with coloured leaded light, leading to...

Entrance Hall

With staircase off with balustrade, under stair cupboard and under stair cloaks cupboard, double radiator.

Through Lounge/Dining Room

Lounge Area

13' x 11'3" (3.96m x 3.43m) With bay window, stone fireplace and hearth, wall light points, coving to ceiling, central ceiling rose, radiator, arch to...

Dining Room

13'6" x 10'10" (4.11m x 3.30m) With bay window, French door, double radiator, coving to ceiling, central ceiling rose.

Kitchen

12' x 6'6" (3.66m x 1.98m) With a range of base cupboard and drawer units, rolled edged work surfaces, single drainer stainless steel sink unit, high level cupboards, appliance space with cooker and extractor over, radiator, strip light.

Stairs & Landing

With side window, access to roof space and balustrade.



Bedroom One

13' x 10'6" (3.96m x 3.20m) With double built in wardrobe, hanging rail, shelf, cupboard over, bay window, radiator.

Bedroom Two

14' x 10'6" (4.27m x 3.20m) With double built in wardrobe with hanging rail, cupboard over.

Bedroom Three

7'7" x 5'10" (2.31m x 1.78m) With radiator.

Bathroom/WC

8'3" x 6' (2.51m x 1.83m) With coloured suite comprising panelled bath, pedestal basin, low flush WC, being tiled with radiator and boiler cupboard containing Glow-worm combination gas fired central heating boiler and programmer.

Outside

The property occupies a pleasant position at the head of this established cul-de-sac with shallow front garden and drive leading to the adjoining car port, which leads to the detached concrete sectional built garage. There is a large (in excess of 100 ft) rear garden with raised paved patio and steps leading to extensive lawn, with timber garden shed, bounded by close boarded fencing, with extensive foliage and established trees.

Car Port

26' x 8' (7.92m x 2.44m) Leads to...

Detached Garage

16' x 8' approx (4.88m x 2.44m approx)

Tenure

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

Services

All mains services are believed 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.

Location

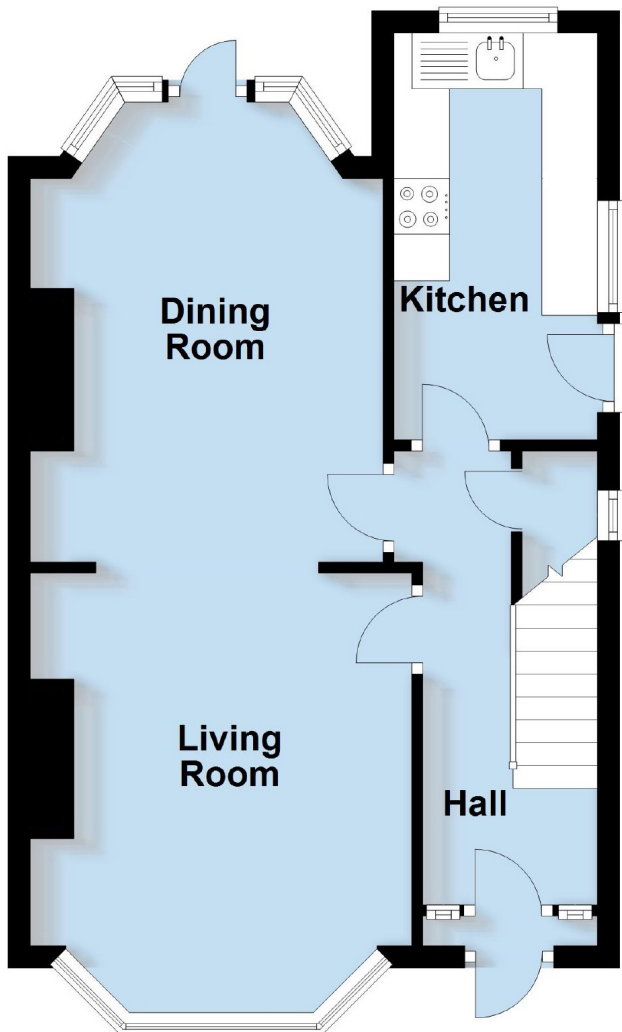
Proceeding north from our office via Clarendon Place, on reaching the roundabout take the third exit into Lillington Avenue, proceed for its entirety following onto Lillington Road, turning right into Cubbington Road. Take the left hand turn into Lime Avenue, right into Melton Road and right into Keith Road where the property will be found located on the right hand side, identified by an agents for sale board.

Keith Road

Leamington Spa
CV32 7DP

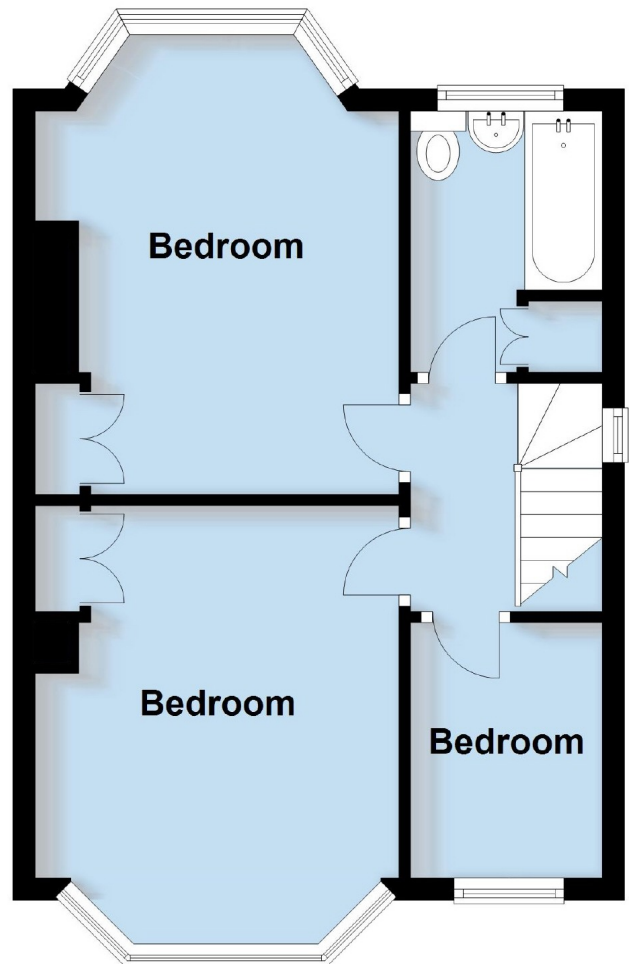
Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



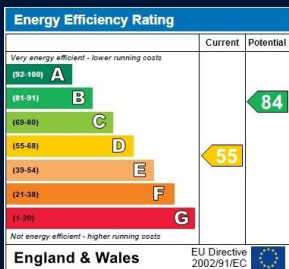
First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.0 sq. feet)

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



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

01926 881144

ehbresidential.com

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

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

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