



Glebe Place, Leamington Spa

Offers In The Region Of £260,000

- OPEN HOUSE 18TH JANUARY - CALL TO BOOK
- Two Bedrooms And First Floor Bathroom
- Quiet Backwater Road Off Leam Terrace
- Gas Central Heating And Double Glazing
- No Onward Chain
- Traditional Single Bayed Terraced House
- EPC Rating D
- Through Lounge/Dining Room
- Courtyard Rear Garden
- Warwick District Council Tax Band C

Glebe Place, Leamington Spa

Open Day on Saturday 18th January from 10am until 12 Midday. Contact us to arrange your appointment. A two bedroom mid terraced house set in a quiet backwater in Leamington Spa. The single bayed house is offered for sale with no onward chain and does require some modernisation. Benefitting gas central heating with a Vaillant condensing boiler and double glazing. The property comprises a recessed porch, hallway, through lounge/dining room and kitchen. On the first floor are two bedrooms and bathroom with a white suite and shower. Outside is a small rear courtyard garden. Glebe Place is situated off Leam Terrace with allotments at the end of the terrace.



Council Tax Band: C



APPROACH

Glebe Place is situated off Leam Terrace within a cul de sac with allotment gardens at the end of the road.

RECESSED PORCH

Recessed front door with panelled and glazed door leading into

ENTRANCE HALL

Wood laminate flooring, radiator, fitted coat hooks, staircase rising to first floor with banister rails, multi-paned pine door leads through to the

LOUNGE AREA

13'3" x 10'5"

Radiator, living flame effect coal gas fire with hearth, wood laminate flooring, PVCu double glazed front bay window, meter cupboard and broad archway to

DINING AREA

10'7" x 12'0"

Matching wood laminate flooring, radiator, PVCu double glazed window, under stairs recess with fitted shelving, laminate flooring and a multi paned pine door leads to the:

KITCHEN

8'3" x 7'0"

Fitted with beech base and wall units with brushed steel handles, rounded edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer tap, ceramic tiled splash backs, four ring gas brushed steel hob with illuminated cooker filter above, single electric fan oven, space for upright fridge/freezer, space and plumbing for automatic washing machine, vinyl flooring, glazed door to outside.

FIRST FLOOR LANDING

Access to roof space. and doors off to:

DOUBLE BEDROOM 1

13'0" x 15'0"

Radiator, PVCu double glazed window to the fore.

DOUBLE BEDROOM 2

11'10" x 8'6"

Radiator and a PVCu double glazed window to the rear.

BATHROOM

8'5" x 6'10"

Fitted with a white suite that comprises a panelled bath with fully tiled surround, mains fed over bath shower with rail and curtain, pedestal wash hand basin with tiled splash back, low level w.c., PVCu double glazed

window with obscure glazing and tiled sill, vinyl floor covering, built-in boiler cupboard and a radiator.

OUTSIDE

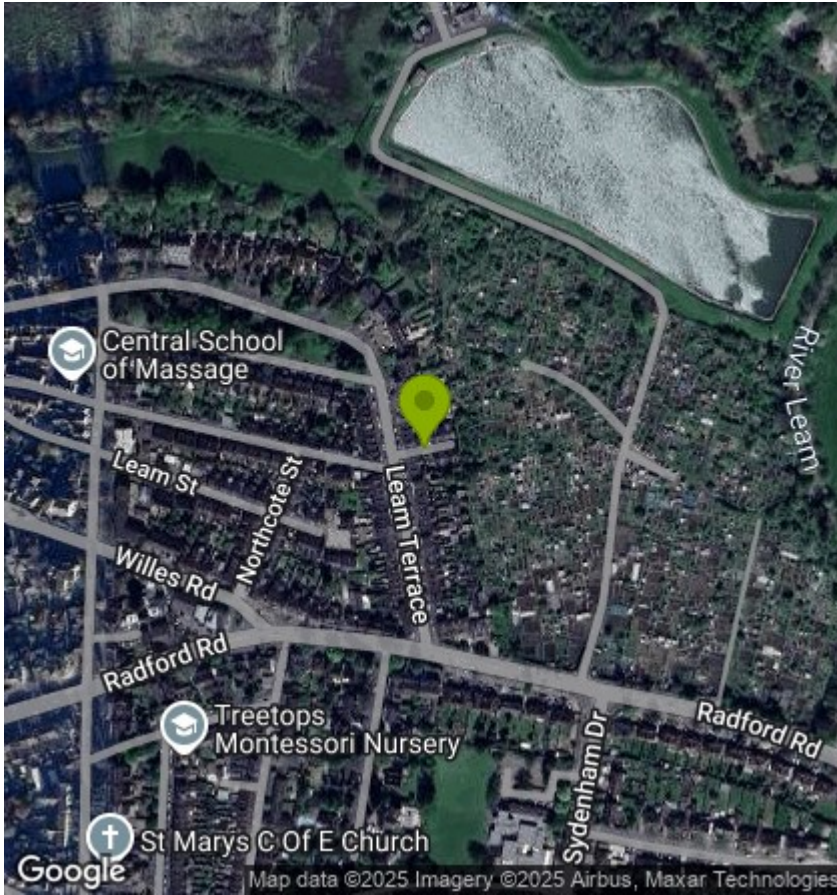
To the rear of the property is a courtyard garden with blue brick pathway leading to rear pedestrian gate being fully enclosed by brick surrounding walls.

SERVICES

All mains services are connected

Tenure

The property is Freehold



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

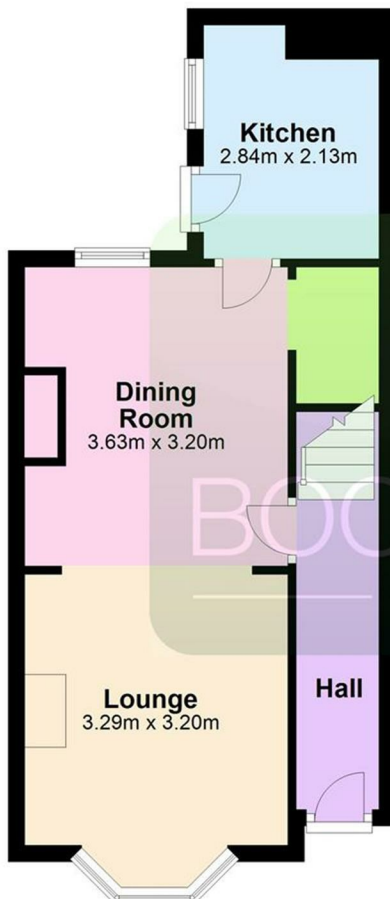
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(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	

Ground Floor

Approx. 36.3 sq. metres



First Floor

Approx. 35.8 sq. metres



Total area: approx. 72.1 sq. metres