



St. Helens Road, Leamington Spa, CV31 3QG

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# Property Description

A currently licenced 5 bedroom HMO that is let to tenants until 31st July 2025 at £2500pcm. The property would also be ideal for a family to live it once the current tenancy has ended.

The spacious accommodation comprises - Entrance hall, cloakroom/w.c, living/dining room, two ground floor bedrooms one having an en-suite bathroom, with the other being easily converted back to a reception room, kitchen and utility. To the first floor there are three good sized bedrooms and a family bathroom.

Outside there is ample driveway parking to the front leading to the garage and to the rear a broadly south facing easy to maintain garden.

St Helens Road is a popular and established residential location, ideally situated approximately half a mile to the south of the town centre, within easy reach of a good range of local facilities and amenities including a variety of local shops, schools for all grades and a range of recreational facilities, within easy reach. The location is also convenient for access to the motorway network.



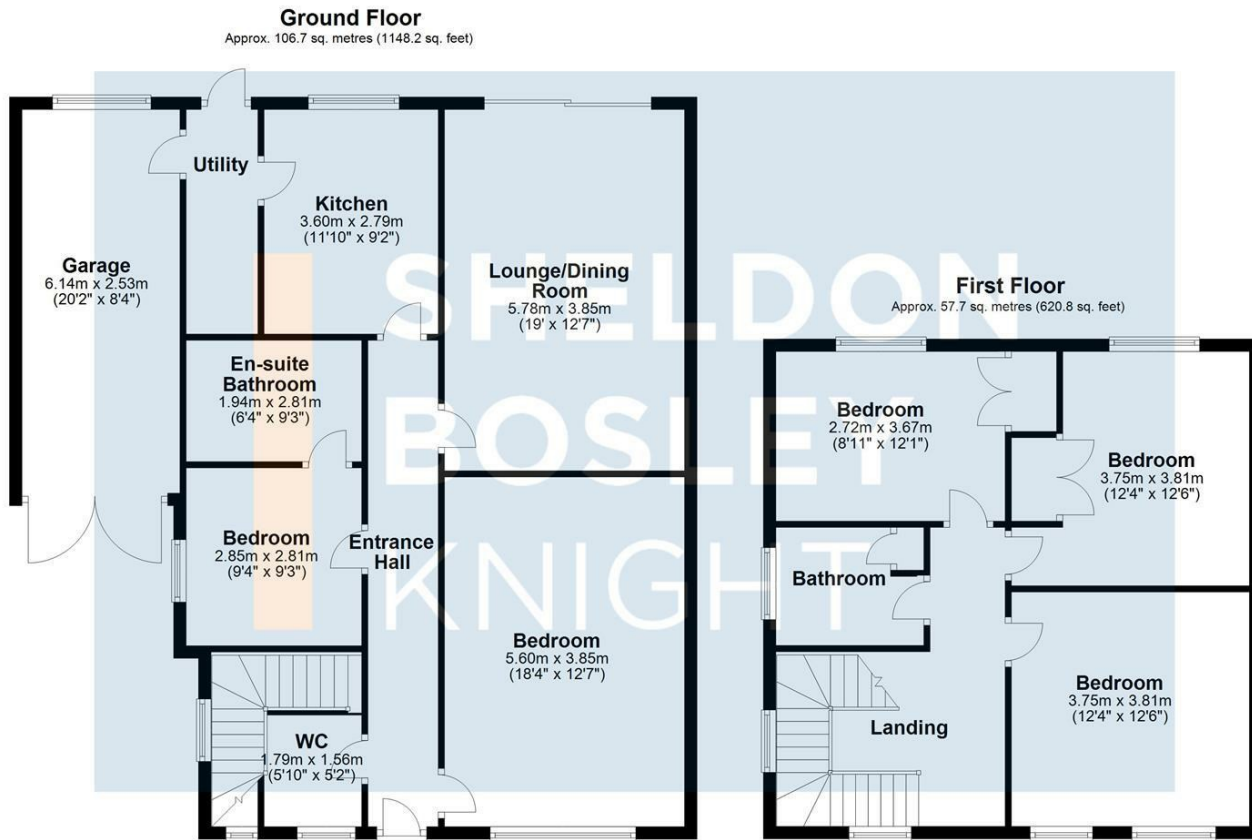


## Key Features

- Large detached home
- Currently let as HMO @ £2500PCM
- Five bedrooms
- Garage and driveway
- Convenient south Leamington location
- South facing rear garden
- Great access to train station, town centre and motorway network
- Recently renewed HMO licence to 2028

**Guide Price**  
**£525,000**





Total area: approx. 164.4 sq. metres (1769.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Warwick District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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