



**Kenilworth Road, Leamington Spa, CV32 6JW**





# Property Description

A beguiling and unique home - formerly the rear wing of a Victorian mansion - handily located in this popular North Leamington Spa location just a short distance from the town centre.

This very spacious property offers nearly 3000 sq ft of accommodation and is being sold with no upward chain. It does require modernisation but has bags of potential and quite uniquely has a wonderful large rear garden.

The accommodation briefly comprises - Reception hall, living room with doors to garden, separate dining room, kitchen/breakfast room, and utility room.

To the first floor there are three large double bedrooms, a large en-suite bathroom and a further family bathroom.

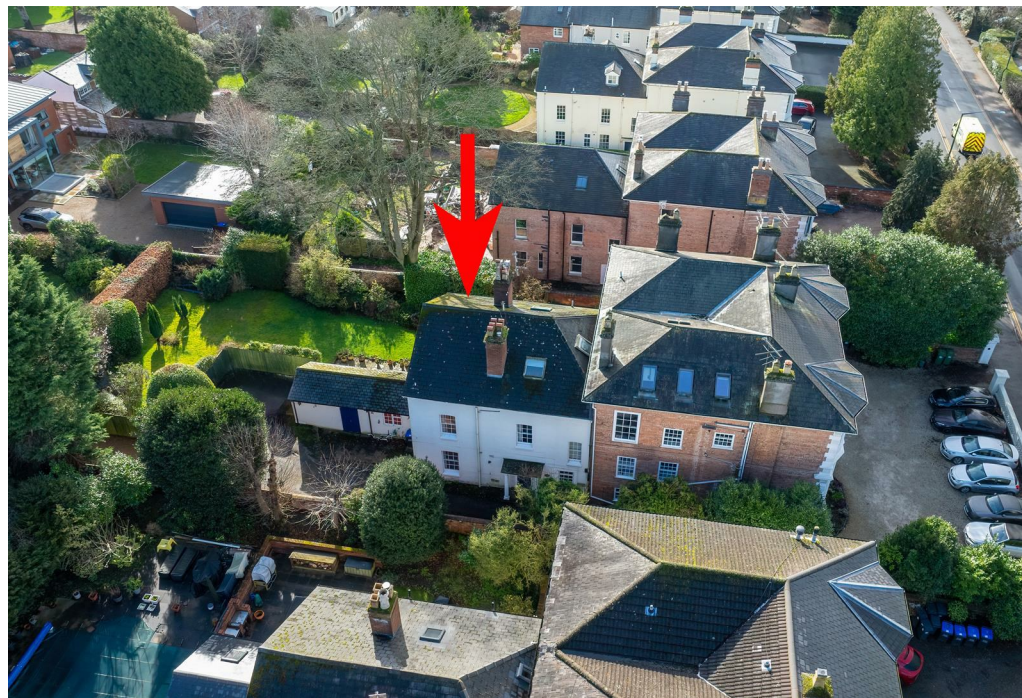
On the second floor there are a further three bedrooms and a very useful storage area.

Outside is a charming well tended private garden, parking spaces and useful workshop.

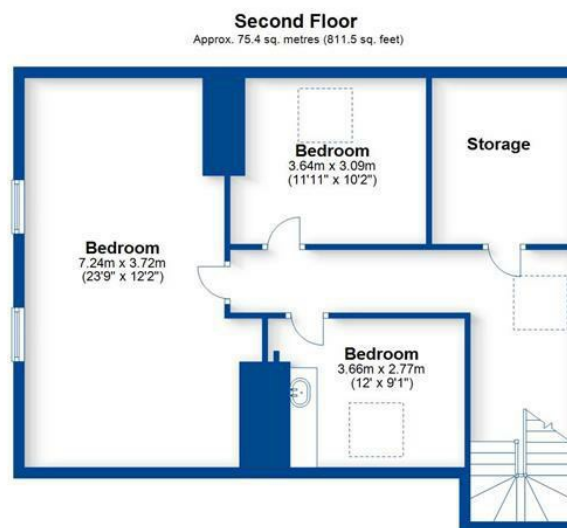
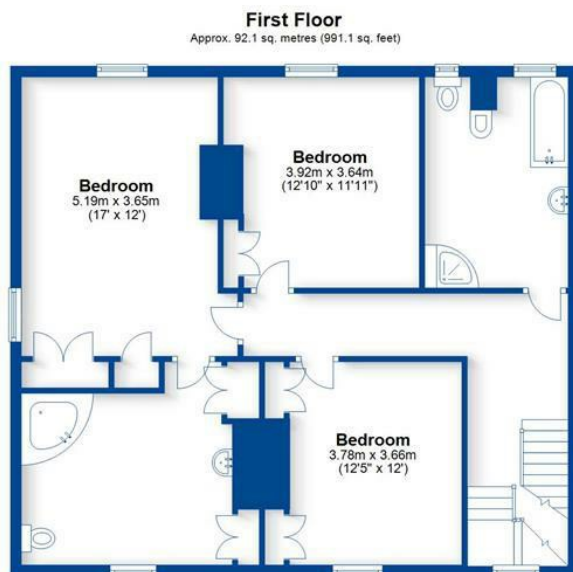
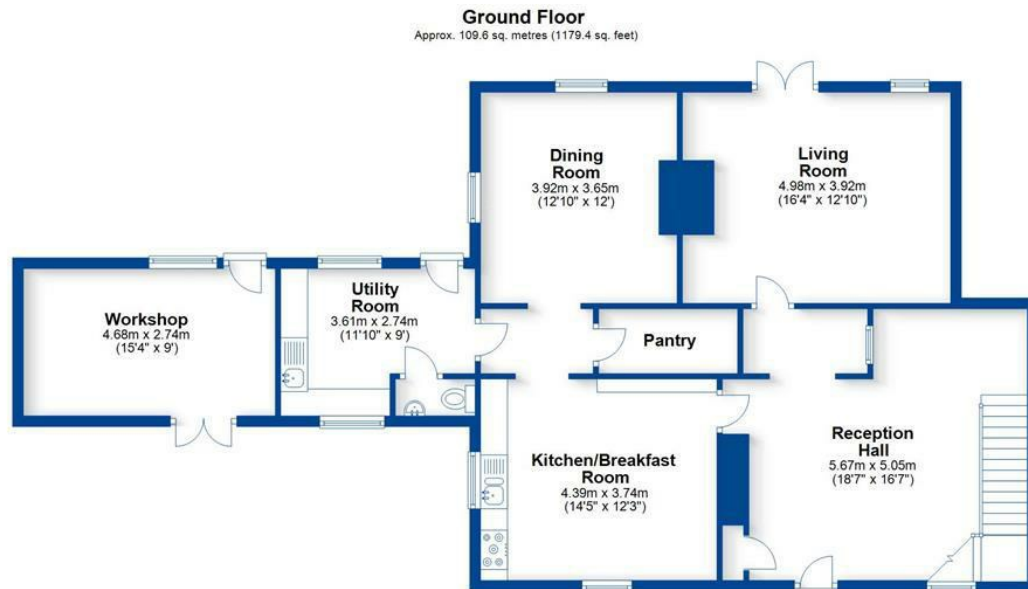
We have been advised by our client that the property is freehold but has a leasehold element. We would advise any interested party to verify with their legal representative.











Total area: approx. 277.0 sq. metres (2982.0 sq. feet)

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

## Key Features

- Very spacious home
- Circa 3000 sq ft
- Rear wing of Victorian mansion
- Six bedrooms
- Wonderful private rear garden
- Requires updating
- Sought after North Leamington location
- Parking
- Living room dining room, breakfast kitchen
- No Chain

**Guide Price**  
**£825,000**

EPC Rating - E

Tenure - Freehold

Council Tax Band - F

Local Authority -  
Warwick District Council

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