



Connells

Tachbrook Road
Leamington Spa

Tachbrook Road Leamington Spa CV31 3EN

for sale
£750,000



Property Description

Substantial 11 Bedroom semi detached HMO - Excellent investment opportunity.

A fantastic opportunity to acquire this spacious eleven bedroom semi detached HMO, arranged over three floors and ideally located within easy reach of the train station and town centre. The property features a generous lounge and well appointed kitchen diner, providing comfortable communal living spaces. Accommodation includes eleven bedrooms one of which benefits from an ensuite along with three shared bathrooms. Additional benefits include a three chamber cellar offer potential for conversion (subject to planning), ample off road parking and five garages providing further storage or potential income.

This property offers strong rental potential and would make a solid addition to any investors portfolio.

Key features include:

Eleven Bedrooms (One Ensuite).

Three bathrooms.

Spacious lounge & kitchen diner.

Three chamber cellar with conversion potential (STPP).

Ample parking & five garages.

Set over three floors.

Viewing is highly recommended to appreciate the scale and potential of this HMO investment.

Entrance Hallway

Spacious entrance hallway with stairs rising to the first floor and a radiator.

Downstairs Cloakroom

Fitted with a wash hand basin, a low level W/C and a double glazed window to front elevation.

Lounge

16' 9" max into bay x 16' max (5.11m max into bay x 4.88m max)

Spacious lounge with coving to ceiling and picture rails, a radiator and a sash bay window to front elevation.

Kitchen

22' 5" x 8' 11" (6.83m x 2.72m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating two stainless steel sink and drainer units. Providing space for appliances and comprising a radiator, tiled flooring, two windows and a door to side elevation.

Bedroom One

7' 4" x 11' 8" (2.24m x 3.56m)

With a radiator and window to front elevation.

Bedroom Two

12' 1" max x 11' 5" (3.68m max x 3.48m)

Double bedroom having a radiator and a window to rear elevation.

Bedroom Three

9' x 8' 4" (2.74m x 2.54m)

Having a radiator and a window to rear elevation.

Bathroom

Three piece suite, fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls and a window to rear elevation.

First Floor Landing

The stairs lead from the hallway. With windows to front and side elevations and a radiator.

Bedroom Four

16' 4" max x 17' 2" max into bay (4.98m max x 5.23m max into bay)

Double bedroom with a fitted wardrobe, fitted wash hand basin, a radiator and a sash bay window to front elevation.

Bedroom Five

7' 5" x 12' 1" (2.26m x 3.68m)

Having a radiator and windows to front and side elevations.

Bedroom Six

9' 4" x 8' 3" (2.84m x 2.51m)

With a radiator and a window to rear elevation.

Bedroom Seven

11' 7" x 10' 2" (3.53m x 3.10m)

Double bedroom consisting of a radiator and a window to rear elevation.

Store

5' 5" x 11' 8" (1.65m x 3.56m)

Consisting of a radiator and a window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin with vanity unit, bath with mixers taps and shower over and a low level W/C. With partly tiled walls, a radiator and a window to rear elevation.

Second Floor Landing

With two built-in cupboards housing the central heating boiler and hot water tank.

Bedroom Eight

16' 3" RHH max x 14' RHH (4.95m RHH max x 4.27m RHH)

Double bedroom having a radiator and a window to front elevation.

En-Suite Shower Room

Fitted with a wash hand basin, a shower cubicle and a low level W/C. Having an extractor fan.

Bedroom Nine

8' 4" x 11' 9" (2.54m x 3.58m)

Double bedroom with a radiator window to side elevation.

Bedroom Ten

15' 4" x 7' 2" (4.67m x 2.18m)

Double bedroom with a radiator and a window to side elevation.

Bedroom Eleven

11' 8" x 12' max into door recess (3.56m x 3.66m max into door recess)

Double bedroom with a radiator and a window to rear elevation.

Bathroom

Fitted with a three piece suite consisting of a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having a radiator and a window to rear elevation.

Cellar

Consisting of three chambers;

Chamber 1

11' 9" x 16' 1" (3.58m x 4.90m)

Chamber 2

13' 5" x 13' 9" (4.09m x 4.19m)

Chamber 3

14' x 12' 3" (4.27m x 3.73m)

Outside

Hard landscaped area to the rear of the property currently used as additional parking.

Parking

Parking for several vehicles available to the front and rear of the property.

Garages

Connells advise an internal inspection of the garages has not yet taken place. Further details available upon request.

Agent's Note

This property is currently a licensed HMO. Please note that HMO licenses are not transferable and any potential investors must apply for a new license.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: F

Tenure: Freehold

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