



Connells

Ranelagh Terrace
Leamington Spa

Ranelagh Terrace Leamington Spa CV31 3BS

for sale
£280,000



Property Description

Excellent investment or residential opportunity
- Three bedroom mid terrace with licensed four bedroom HMO use.

An appealing three bedroom mid terrace property, available either as a licensed four bedroom HMO currently achieving £2,365 per calendar month (offering a potential yield of over 10%) or as a residential purchase. The the end of the current tenancy in February 2026, however, legal completion may be possible to take place prior to this date.

The accommodation comprises a welcoming entrance hallway, downstairs bedroom, dining room, fitted galley kitchen, shower room and separate W/C. To the first floor are three well proportioned bedrooms.

Externally the property benefits from a low maintenance courtyard style garden and on street parking.

Located in a popular and convenient area, within easy reach of the town centre, train station and a range of local amenities - this property appeals to both investors and future home owners alike.

Entrance Hallway

Spacious entrance hallway with stairs rising to the first floor and doors to the lounge and dining room.

Lounge

13' 8" max x 10' 5" (4.17m max x 3.17m)

Spacious bay-fronted lounge consisting of solid wood flooring and a radiator.

Dining Room

10' 10" max to alcove x 12' 2" (3.30m max to alcove x 3.71m)

Having a fitted cupboard, and built-in understairs cupboard, a radiator, a double glazed window to rear elevation and a door to the kitchen.

Kitchen

10' 2" x 7' 8" (3.10m x 2.34m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and housing the gas central heating boiler, fitted in 2020. With a double glazed window to side elevation and access to the inner hallway.

Inner Hallway

Comprising a radiator, a double glazed window to side elevation and doors to the downstairs cloakroom and downstairs shower room.

Downstairs Cloakroom

Fitted with a wash hand basin and a low level W/C .

Downstairs Shower Room

Fitted with a wash hand basin, shower cubicle, partly tiled walls and a double glazed window to side elevation.

First Floor

Landing

The stairs lead from the hallway with doors to all bedrooms.

Bedroom One

11' 4" x 14' 1" max to alcove (3.45m x 4.29m max to alcove)

Double bedroom with a radiator and two double glazed windows to front elevation.

Bedroom Two

11' 9" x 8' 8" (3.58m x 2.64m)

Double bedroom having solid wood flooring , a radiator and a double glazed window to rear elevation.

Bedroom Three

7' 8" x 8' 7" plus alcove (2.34m x 2.62m plus alcove)

Comprising a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Low maintenance courtyard garden being wall enclosed with gated rear access.

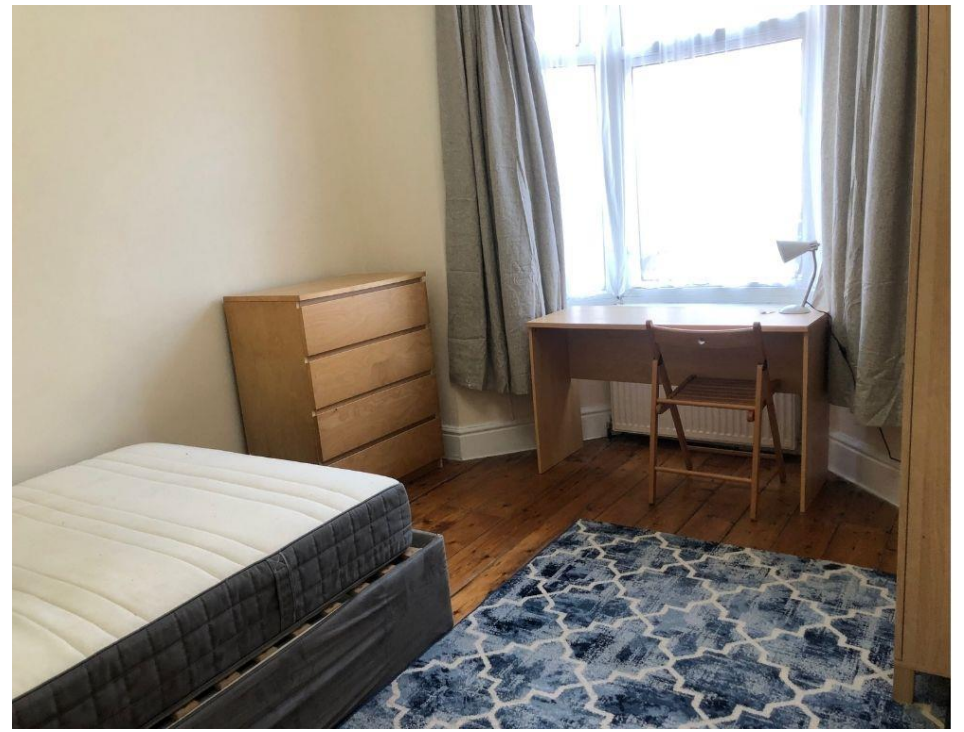
Parking

On street.

Agent's Note

Our seller has advised continued rental management and maintenance of the property can be offered to potential investors.









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314639



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