

## ROSEFIELD STREET, LEAMINGTON SPA CV32 4HE



### A 5 BEDROOM VICTORIAN TERRACE IN A TOWN CENTRE LOCATION.

- VICTORIAN TERRACE
  - HMO LICENCE
- TOWN CENTRE LOCATION
  - 5 BEDROOMS
- W/24/0233 | Erection of single storey side/ rear extension to existing 5 bedroom HMO
  - KITCHEN
  - DINING ROOM
- TWO SHOWER ROOMS
  - GARDEN

5 BEDROOMS

PRICE GUIDE £450,000

An opportunity to purchase a five bedroom Victorian Terrace in a popular town centre location. The property benefits from a HMO license and has until recently had all five bedrooms tenanted for a minimum of £425pcm per room. Also having the potential to further extend the property, This rental amount would likely be more in the current rental market.

W/24/0233 | Erection of single storey side/ rear extension to existing 5 bedroom HMO, on the planning site for further information.

This property also has the potential to be a family home, with this road popular for it's close location to the town centre, train station, Jephson Gardens and Newbold Coymn parks.

If you are looking for a spacious, period property in a prime location, that is in need of modernisation to fully put your own stamp on this could be ideal and alternatively if you are an investor looking for a property with a HMO license in a fantastic location, this is also worth a viewing.

**\*\*No Chain\*\***

### **Front**

The property is accessed via private steps leading to the door and is located centrally on this quiet street, which is a short walk to the town centre.

### **Entrance Hallway**

Leading to the first floor stairs and allowing access to the original sitting room but which is now a bedroom and the dining areas.

### **Bedroom 11'1" x 9'6" (3.40 x 2.92)**

With a double glazed bay window to the front, light point to ceiling and radiator.

### **Dining Room 11'7" x 11'0" (3.55 x 3.37)**

With a double glazed window to the rear, radiator and light point. Access through to the kitchen area and door leading to cellar.

### **Basement Cellar 14'0" x 11'2" (4.29 x 3.42)**

With light points and electric points.

### **Kitchen 13'5" x 6'8" (4.11 x 2.04)**

Having a double glazed window to the side aspect, light point to ceiling, space for white goods, integrated oven/grill, induction hobs and through access to the downstairs shower room.

### **Downstairs Shower Room**

With a double glazed window to the side aspect, light point, WC and walk in shower.

### **Bedroom 13'1" x 5'9" (3.99 x 1.76)**

With a double glazed window to the rear, radiator and light point.

### **Bedroom 11'9" x 8'5" (3.60 x 2.57)**

With a double glazed window to the rear aspect,, light point to ceiling and a radiator.

### **Bedroom 11'0" x 8'2" (3.37 x 2.50)**

With a double glazed window to the front elevation, light point to ceiling and radiator.

### **Shower Room 6'9" x 3'10" (2.07 x 1.19)**

With a walk in shower, light point and sink.

**Bedroom 13'1" x 11'7" (3.99 x 3.55)**

Top floor bedroom with a double glazed window to the front aspect, light point to ceiling, radiator and some storage space in the eaves.

**Garden**

The property benefits from a courtyard garden to the rear and with some extra space to the side of the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123









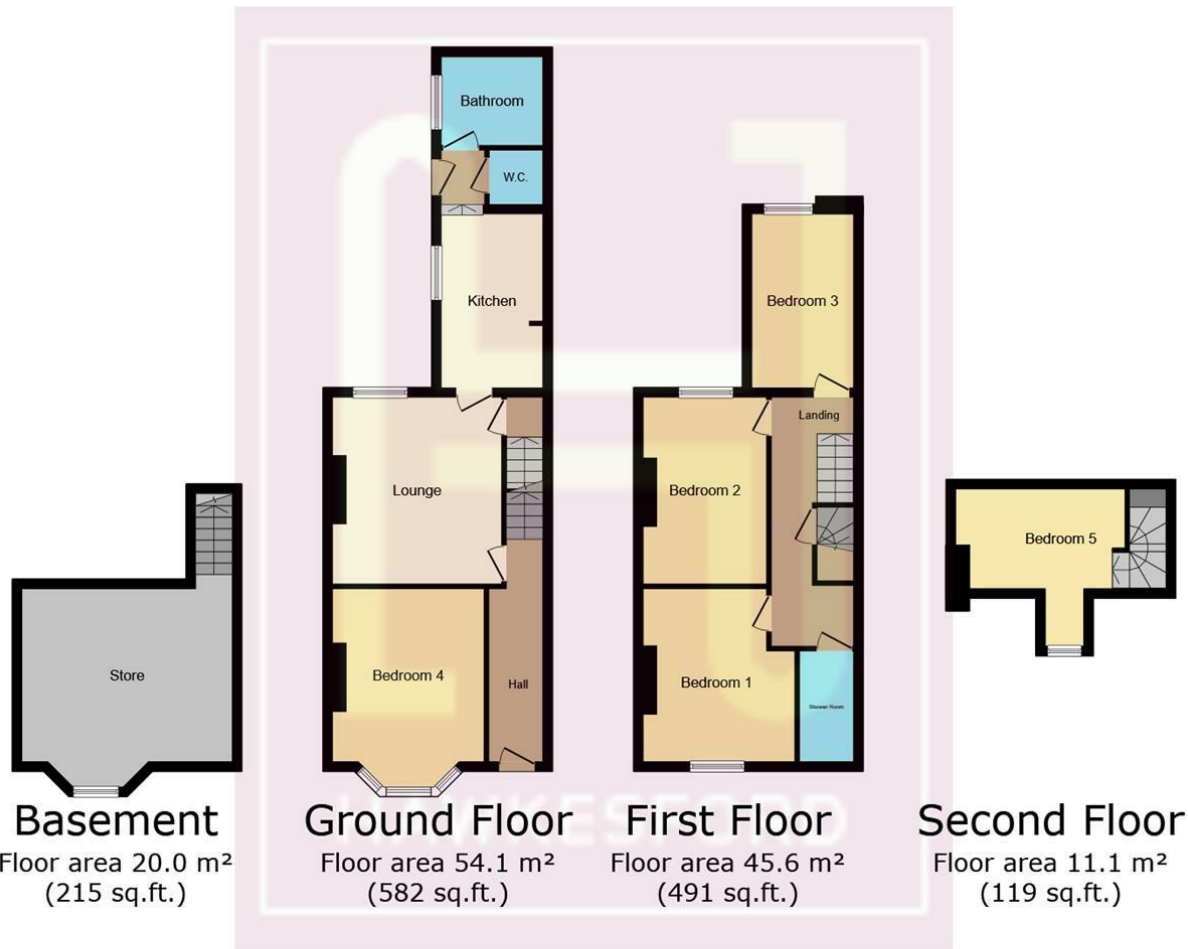






TOTAL: 140.8 sq.m. (1,516 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or



TOTAL: 130.7 m<sup>2</sup> (1,407 sq.ft.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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