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5 Hyde Place, Leamington Spa, CV32 5BT

Price guide
£669,000



A quite outstanding mid terraced villa of immense style and character which has been sympathetically modernised, improved and extended to an exceptionally high standard to incorporate a high level of modern appointment with much of the property's original character to provide spacious four bedroomed and two bathroomed accommodation in a highly regarded north Leamington Spa location.

Hyde Place

Is a highly favoured residential location comprising many fine period dwellings, being conveniently sited

within walking distance of the town centre and all facilities and amenities including shops, schools and a variety of recreational facilities. In recent years Hyde Place has consistently proved to be exceptionally popular.

The Property

Is an impressive traditionally styled mid terraced villa of immense style and character which has been sympathetically modernised, improved and extended to incorporate an exceptionally high level of modern appointment with much of the property's original character. The property features both a

basement and an attic conversion, includes an extended open plan living kitchen and is presented to an excellent standard throughout. The agents consider internal inspection to be essential for its level of appointment, style and proportions to be fully appreciated.

In further detail the accommodation comprises:-

Recessed Porch

Leads to...





Entrance Hall

With tongued and grooved panelling to dado height, contemporary style radiator, coved cornice, Karndean flooring, staircase off with original balustrade and access to basement.

Lounge

12'8" x 14'8" (3.86m x 4.47m) With contemporary style radiator, coved cornice, TV point, sash bay window, period marble fireplace and hearth with cast iron inset and gas real flame effect fire and connection, newly carpeted, leading to...

Dining Room

12'9" x 10'6" (3.89m x 3.20m) With period marble fireplace with cast iron inset, coved cornice, contemporary style radiator, newly carpeted.

Inner Hall

With tiled floor, leads to...

Cloakroom/WC

With wash hand basin, low flush WC with concealed cistern, radiator, tiled floor, under flooring heating.

Refitted Kitchen

12' x 9'6" (3.66m x 2.90m) With extensive range of cream faced base cupboard and drawer units with complimentary granite work surfaces, inset Rangemaster range with granite splash back and extractor hood over, inset stainless steel sink unit with mixer tap, built in dishwasher, washing machine, down lighters and tiled floor, under floor heating, arch to...

Breakfast Room

10' x 9'7" (3.05m x 2.92m) With tiled floor, twin French doors to rear garden, radiator, under floor





heating and velux window.

Converted Basement

With staircase and hallway leading to useful storage area with radiator.

Office

12'3" x 13'2" (3.73m x 4.01m) With radiator, alcoves containing meter cupboard, down lighters.

Stairs & First Floor Landing

With coving to ceiling, contemporary style radiator and balustrade.

Bedroom One

9' x 10'3" (2.74m x 3.12m) With two double built in wardrobes, hanging rails, cupboards over, boiler cupboard containing gas fired central heating boiler and lagged cylinder.

Bathroom/WC

7'3" x 5'4" (2.21m x 1.63m) Being tiled with tiled floor, white suite comprising panelled bath with mixer tap, shower screen and integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, down lighters, chrome heated towel rail, under floor heating.

Bedroom Two

12'6" x 10'6" (3.81m x 3.20m) With radiator.

Bedroom Three

17'10" x 12'3" (5.44m x 3.73m) With contemporary style radiator, under stair cupboard.

Stairs & Second Floor Landing

Leads to..

Bedroom Four

11'3" x 11'6" to purlins (3.43m x 3.51m to purlins) With down lighters, velux window, exposed brick





wall feature, radiator.

En-Suite Shower Room/WC

Being tiled with tiled shower cubicle with integrated shower unit, wash hand basin inset to vanity unit with mixer tap, low flush WC, chrome heated towel rail, velux window, under floor heating.

Outside

There is railing fore court to the front of the property and a walled rear garden, principally paved and gravelled with inset flower beds, with pedestrian access.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects.

Interested parties are invited to make their own enquiries.

Location

The property can be approached by proceeding west from our office via Clarendon Place, taking the left hand turn into Hyde Place whereupon the property will be found located on the right hand side.

Hyde Place

Leamington Spa
CV32 5BT

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

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Somerset House
Clarendon Place
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
	73		1
43			1
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL