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RESIDENTIAL

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18, Union Road, Leamington Spa

Price Guide  
£1,200,000



ehB Residential are pleased to offer 18 Union Road which is a truly outstanding opportunity to acquire a most impressive, semi-detached period residence of attractive style and character, providing substantial five bedroomed and two bathroomed accommodation, featuring a most useful converted basement of note. Integrating a high level of modern appointment with much of the property's original character features, in this highly regarded north Leamington Spa location.

The property successfully retains much of its original character which features the coloured leaded windows, fireplaces, cornicing etc are particularly noteworthy. The property also includes a well fitted kitchen and bathrooms and has been

maintained by the present owners to an excellent standard throughout. The agents consider this to be a rare, not to be missed, opportunity and inspection is highly recommended.

#### Union Road

Located just off Warwick Place, is a popular and established north Leamington Spa location, comprising many fine period dwellings, being conveniently sited within easy reach of the town centre and an excellent range of local facilities and amenities, including shops, schools for all grades, including well regarded private schools and a variety of recreational facilities. Also convenient for access to the local railway station. Union Road has consistently proved to be much sought after.

The property comprises original ornate open porch with Minton tile floor, integrated bench with attractive coloured leaded timber panelled entrance door and matching panel over leads to...

#### Reception Hall

With further coloured leaded window feature, coved cornice, staircase off with original turned balustrade, two radiators, further staircase to basement.

#### Drawing Room

17'6" x 14'6" (5.33m x 4.42m )

With polished timber floor, double radiator, sash bay window with coloured leaded lights, original period fireplace with cast





iron and tiled insert with tiled hearth, flanked by alcoves with fitted shelves and base unit, central ceiling rose, picture rail and coving to ceiling.

#### Sitting Room

16' x 13'9" (4.88m x 4.19m)

With period cast iron fireplace with tiled insert and hearth, wood burner, picture rail, coved cornice, French door and spy panel to rear garden, polished timber floor, double radiator, dado rail.

#### Cloakroom/WC

With low flush WC, wash hand basin with mixer tap, tiled splashback, tiled floor.

#### Dining/Kitchen

#### Dining Area

12' x 13'6" (3.66m x 4.11m)

With tiled floor, radiator, sash window, downlighters, custom made cupboards and high level freestanding units and further matching three quarter height unit including wicker bin drawers. Open to the...

#### Fitted Kitchen

11'9" x 9'3" (3.58m x 2.82m)

With extensive range of cream faced base cupboard and drawer units including integrated wine rack, granite work surfaces, tiled splashbacks, matching range of high level cupboards, built-in Bosch oven, four ring hob unit with extractor hood over, inset Porcelain sink unit with mixer tap, built-in

dishwasher, radiator, timber panelled stable type rear door, downlighters, Velux window.

Staircase with matching turned balustrade leads to the...

#### Converted Basement

13'9" x 6' (4.19m x 1.83m)

Which provides hallway with downlighters, radiator. Leading to...

#### Family Room/Gym

13'6" x 15'9" (4.11m x 4.80m)

With radiator, louvre door boiler cupboard containing gas fired central heating boiler and programmer, sealed unit double glazed window, radiator, range of built-in custom made cupboards and downlighters.





#### Utility Room

13'3" x 7'3" max (4.04m x 2.21m max)

With base cupboard and drawer units, rolled edge work surface, plumbing for automatic washing machine, vented for tumble dryer, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, downlighters, radiator.

#### Stairs and Mezzanine Landing

With shallow rise staircase with original turned balustrade and arch feature, double radiator. Leads to...

#### Bedroom

12' x 13'6" (3.66m x 4.11m)

With polished wood flooring, period brick fireplace, radiator, alcove incorporating open wardrobe with hanging rail and louvre door cupboard over.

#### Shower Room/WC

With tiled shower cubicle, Triton shower unit, wash hand basin with mixer tap, low flush WC, access to roof space.

#### Further Stairs and First Floor Landing

With radiator, staircase off.

#### Bedroom

13'9" x 14' (4.19m x 4.27m)

With cast iron period fireplace, mantle, range of built-in wardrobes comprising three double wardrobes with hanging rails, cupboards over, coving to ceiling, radiator, period fireplace, connecting door to the...

#### Refitted Bathroom/WC

13'9" x 7'6" (4.19m x 2.29m)

With period style suite comprising ball and claw stand alone bath with pedestal mixer tap, shower attachment, high flush WC, pedestal basin, polished wood flooring, radiator, decorated with dado rail, quadrant tiled shower cubicle with integrated shower unit, coloured leaded window feature.

#### Master Bedroom

15'4" x 14'7" (4.67m x 4.45m)

With original picture window and French door leading to shallow balcony with ornate wrought iron balustrade, period cast iron fireplace with tiled insert, mantle and hearth, coving to ceiling, radiator, polished timber flooring.





#### Stairs and Second Floor Landing

With matching turned balustrade with skylight, access to roof space.

#### Bedroom

13'9" x 14' (4.19m x 4.27m)

With dormer window feature, radiator, exposed roof timbers and boiler cupboard containing gas fired central heating boiler and programmer.

#### Bedroom

14'8" x 15'4" (4.47m x 4.67m)

With coloured leaded window feature, radiator, exposed roof timbers.

#### Outside

To the front of the property is laid to established flower beds, bounded by ornamental brick wall, gated pedestrian side access leading to the landscaped east facing rear garden with extensive paved patio, with Pergola incorporating established Wisteria and Virginia Creeper with fencing leading to the established garden with shaped lawn, very well stocked flower borders, established trees being walled with three timber garden sheds.

#### Tenure

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

#### Services

All mains services are understood 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.

#### Council Tax

Council Tax Band F.

#### Location

18 Union Road  
Leamington Spa  
CV32 5LT

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- Land and New Homes Agents

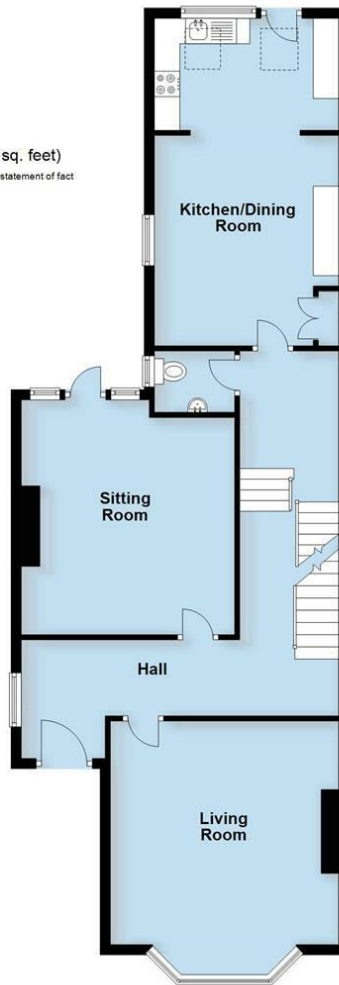
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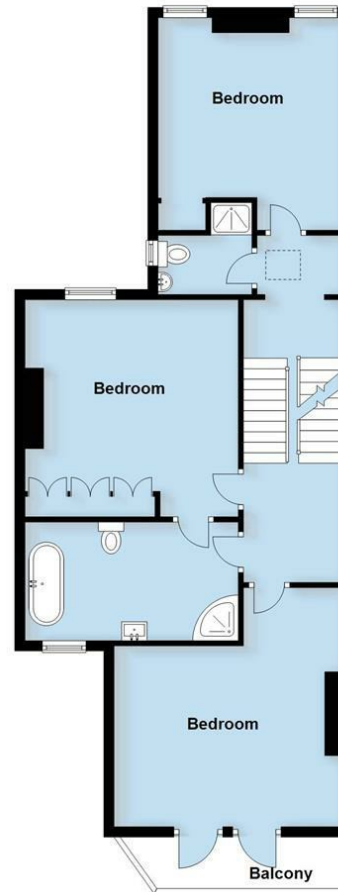
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		49	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

**Ground Floor**  
Approx. 87.7 sq. metres (944.1 sq. feet)



**First Floor**  
Approx. 78.0 sq. metres (839.6 sq. feet)



**Second Floor**  
Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 249.3 sq. metres (2683.5 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

**Basement**  
Approx. 31.8 sq. metres (341.8 sq. feet)

