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RESIDENTIAL

Your Property - Our Business



51, Highfield Terrace, Leamington Spa



An outstanding opportunity to acquire a traditionally styled bay fronted mid terrace villa of immense character, providing spacious two/three bedroom accommodation retaining much of the property's original character, requiring some modernisation and improvement, in this highly regarded North Leamington Spa location.

Highfield Terrace

Located just off Rugby Road is a popular and established North Leamington Spa location comprising many fine period dwellings. Being conveniently sited approximately a mile from the town centre close to a good range of local amenities and facilities including local shops on Rugby Road, schools for all grades and a variety of recreational facilities. This particular location has consistently proved to be very popular.

eHB Residential are pleased to offer 51 Highfield Terrace which is an opportunity to acquire a traditionally styled bay fronted mid terrace

villa, providing spacious gas centrally heated two/three bedroom accommodation. The property uniquely retains a wealth of original features throughout the property, the fire places and the original range within the kitchen being particularly noteworthy. The property, whilst well maintained, does provide considerable scope for modernization and further improvement and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Recess Porch

With timber and glazed panel entrance door.

Entrance Hall

With staircase off with balustrade, radiator.

Lounge

14'3" x 13'4" (4.34m x 4.06m)

With sash bay window, period cast iron fireplace with tiled insert and mantle, picture rail, coving to ceiling, radiator, TV point.

Dining Room

12" x 11'6" (3.66m x 3.51m)

With period cast iron fireplace with tiled insert and mantle, French door and side panel to rear garden, picture rail, coving to ceiling, TV point, radiator.

Kitchen

13'9" x 10" (4.19m x 3.05m)

With a range of base cupboard and drawer units, rolled edge work surfaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in fridge, oven and hob unit, high level cupboards, tiled floor, radiator, strip light, original cast iron range feature.

Utility Room

8' x 6' (2.44m x 1.83m)

With tiled floor, rolled edge work surfaces, appliance space, plumbing for automatic washing machine, gas fired central heating boiler and programmer, radiator.





Separate WC

With low flush WC, corner wash hand basin, tiled splashback, radiator, tiled floor.

Accessed from the hallway

Are stairs to the unconverted basement.

Principal Chamber

14'2" x 13'6" (4.32m x 4.11m)

With additional original coal cellar.

Stairs and First Floor Landing

With turned balustrade, radiator, access to roof space.

Bedroom

17' x 14'4" (5.18m x 4.37m)

With sash bay window, radiator, period cast iron fireplace.

Bedroom

11'6" x 12' (3.51m x 3.66m)

With original cast iron fireplace, radiator.

Bedroom/Study

6'9" x 4'6" (2.06m x 1.37m)

Bathroom/WC

10' x 8' (3.05m x 2.44m)

With white suite comprising panelled bath, pedestal wash hand basin, low flush WC, tiled splashbacks, integrated shower unit, shower screen, radiator.

Outside

There is a forecourt to the front of the property and a deceptive rear yard/garden area principally laid to extensive flower beds with timber shed, pedestrian access, extensive foliage throughout.

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 D.

Location

CV32 6EE

Your Property - Our Business

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

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

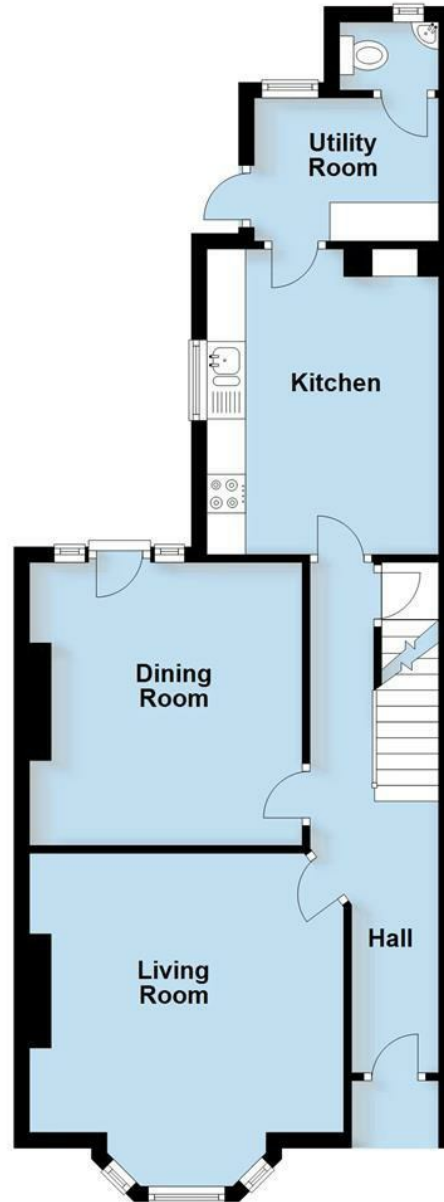
01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

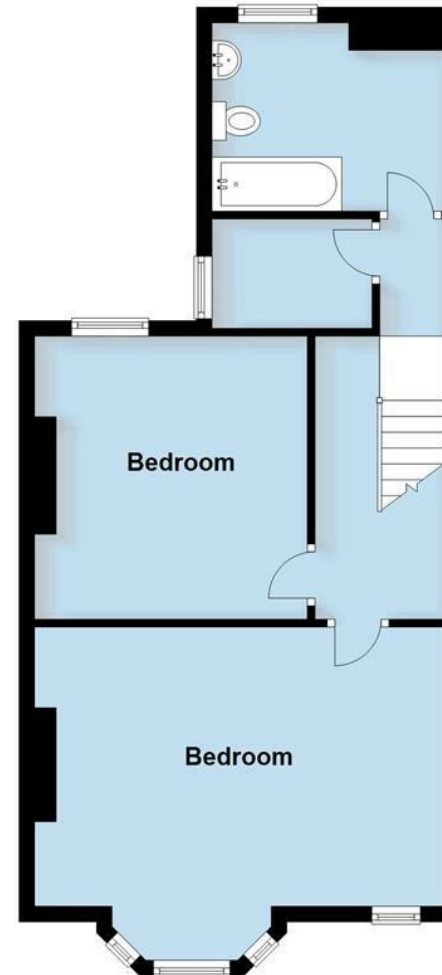
Ground Floor

Approx. 58.9 sq. metres (634.0 sq. feet)



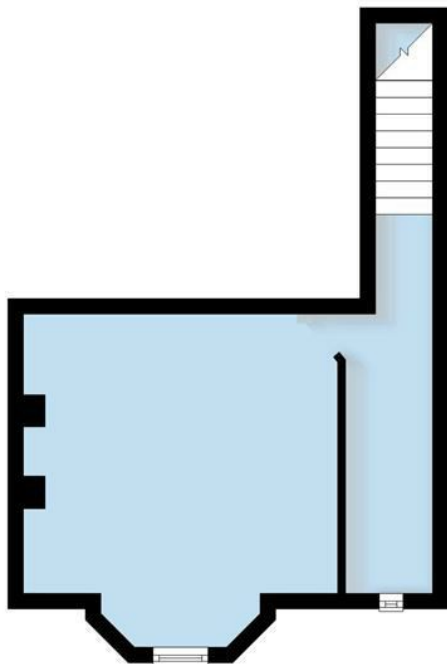
First Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



Basement

Approx. 23.2 sq. metres (249.2 sq. feet)



Total area: approx. 134.5 sq. metres (1447.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact