





An opportunity to acquire a competitively priced, traditionally styled, 1930's built semi-detached family residence, providing gas centrally heated three bedroomed accommodation including good sized garden and garage, in popular south Leamington Spa location.

Brunswick Street

Is a popular and established residential location comprising many fine period dwellings, conveniently sited approximately half a mile to the south of the town centre, close to a good range of local facilities and amenities including shops, schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 129 Brunswick Street

which is an opportunity to acquire a 1930's built bay fronted semi-detached family residence, providing gas centrally heated three bedroomed accommodation, featuring two reception rooms, good sized garden, garage and ample parking. The property currently includes an HMO licence and is available either as an investment property or with vacant possession easily converted to a family residence as required.

In detail the accommodation comprises:-

Entrance Hall

With staircase off, balustrade, meter cupboard, understair cupboard.

Dining Room

10'10" x 12'9" (3.30m x 3.89m)

With bay window, radiator, coving to ceiling, dado rail.

Lounge

9'10" x 15'6" (3.00m x 4.72m)

With coving to ceiling, central ceiling rose, dado rail, radiator.

Kitchen

11'4" x 6'4" (3.45m x 1.93m)

With range of base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap, gas cooker point, plumbing for automatic washing machine, eye level cupboards, pantry cupboard, radiator.



Stairs and Landing

With balustrade.

Shower Room/WC

With tiled shower cubicle, Triton shower unit, wash hand basin inset to vanity unit, low flush WC, chrome heated towel rail, extractor fan.

Bedroom

12' x 9'10" (3.66m x 3.00m)

With radiator.

Bedroom

13'4" x 7'6" (4.06m x 2.29m)

With bay window, radiator.

Bedroom

8' x 6'8" (2.44m x 2.03m)

With corner window feature, radiator.

Outside (Front)

The deep front garden area provides a very good sized car parking facility with drive leading to the...

Brick Built Garage

20'9" x 9' (6.32m x 2.74m)

Currently with pedestrian access only with electric light and power point with access to the...

Outside (Rear)

With paved patio, bounded by close boarded fencing, extensive lawn.

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 C.

Location

CV31 2EJ

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

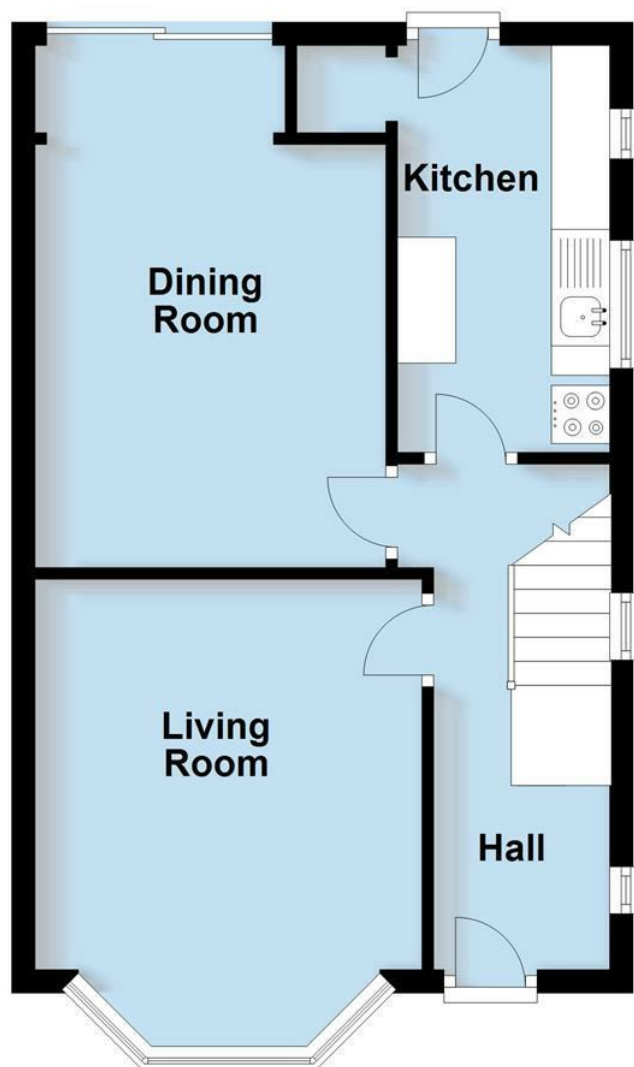
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	
(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

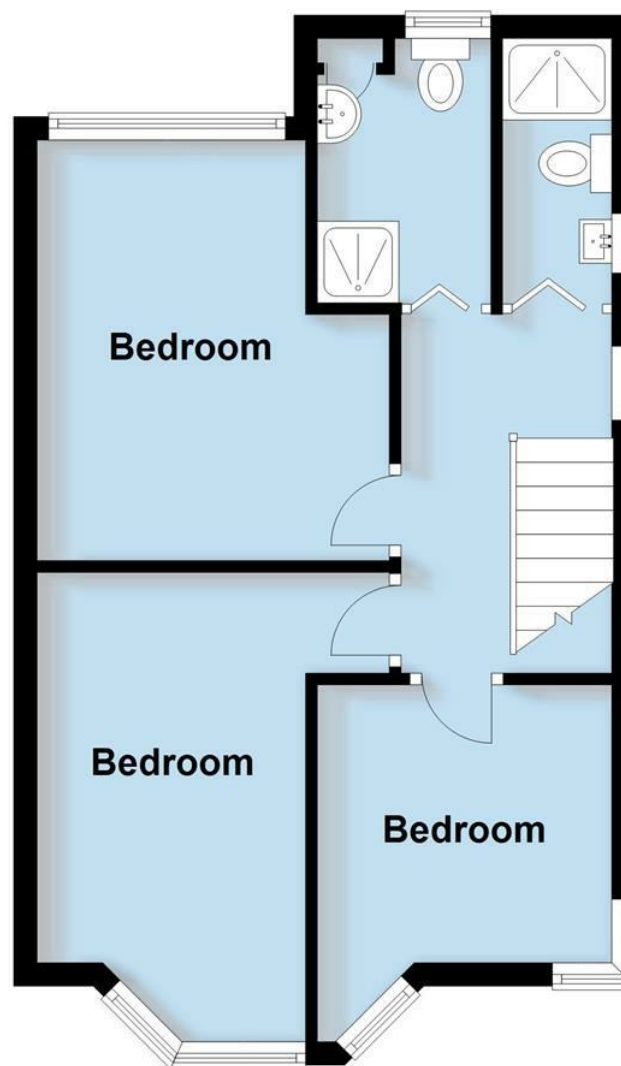
Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.8 sq. feet)

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