

ehB
RESIDENTIAL

Your Property - Our Business



30, North Villiers Street, Leamington Spa

Guide Price
£425,000



An excellent opportunity to acquire a traditionally styled end terrace villa, recently subject to complete refurbishment and modernisation to a high standard, including refitted kitchen and bathroom, providing gas centrally heated two bedroomed accommodation within this highly regarded north Leamington Spa location.

North Villiers Street

Is a popular and established north Leamington Spa location comprising many fine period villas, being conveniently sited within walking distance of the town centre and all amenities including shops, schools and recreational facilities. This particular location has consistently proved to be extremely sought after.

ehB Residential are pleased to offer number 30 North Villiers Street, which is an outstanding opportunity to acquire an impressive end terrace villa of character, recently subject to

complete modernisation and refurbishment. The property providing gas centrally heated two bedroomed accommodation which features an impressively refitted kitchen and bathroom, landscaped rear yard/garden, new upvc sealed unit double glazing, oak doors and new floor coverings throughout. The property has been completely modernised including re-wiring, new windows, new damp course, new plastering and is offered with immediate vacant possession. Internal inspection highly recommended.

In detail the accommodation comprises:-

Entrance Hall

With radiator, staircase off, herringbone pattern wood effect flooring.

Lounge

14'6" x 11' (4.42m x 3.35m)

With bay window, fireplace recess with wood burner and marble hearth, glazed panelled connecting doors leading to the...

Dining Room

12' x 12'3" (3.66m x 3.73m)

With twin French doors to rear garden, contemporary style tubular radiator, understairs cupboard, downlighters.

Refitted Kitchen

11' x 7'6" (3.35m x 2.29m)

With extensive range of base cupboard and drawer units, complimentary rolled edge work surfaces and returns, matching range of high level cupboards, inset single drainer stainless steel sink unit with mixer tap, built-in Hotpoint four ring ceramic hob unit, oven, dishwasher, appliance space with plumbing for automatic



washing machine, built-in fridge freezer, cupboard containing new combination gas fired central heating boiler, underfloor heating.

[Stairs and Landing](#)

With balustrade, access to roof space, downlighters.

[Bedroom](#)

14'9" x 11'9" (4.50m x 3.58m)

With radiator.

[Bedroom](#)

12'1" x 9'4" (3.68m x 2.84m)

With radiator.

[Refitted Bathroom/WC](#)

11' x 7'6" (3.35m x 2.29m)

With stand-alone bath feature, wall mounted mixer tap and

shower attachment, low flush WC with concealed cistern, vanity unit incorporating washing hand basin with mixer tap, tiled shower enclosure with integrated shower unit, chrome heated towel rail, wood effect flooring, extractor, downlighters, being half tiled with heated illuminated mirror over wash hand basin.

[Outside \(Front\)](#)

To the front of the property is a gravelled forecourt and Victorian style tiled path (to be fitted), with pedestrian side access leading to the...

[Outside \(Rear\)](#)

Landscaped rear yard/garden area being paved, gravelled and walled with raised flower borders.

[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.

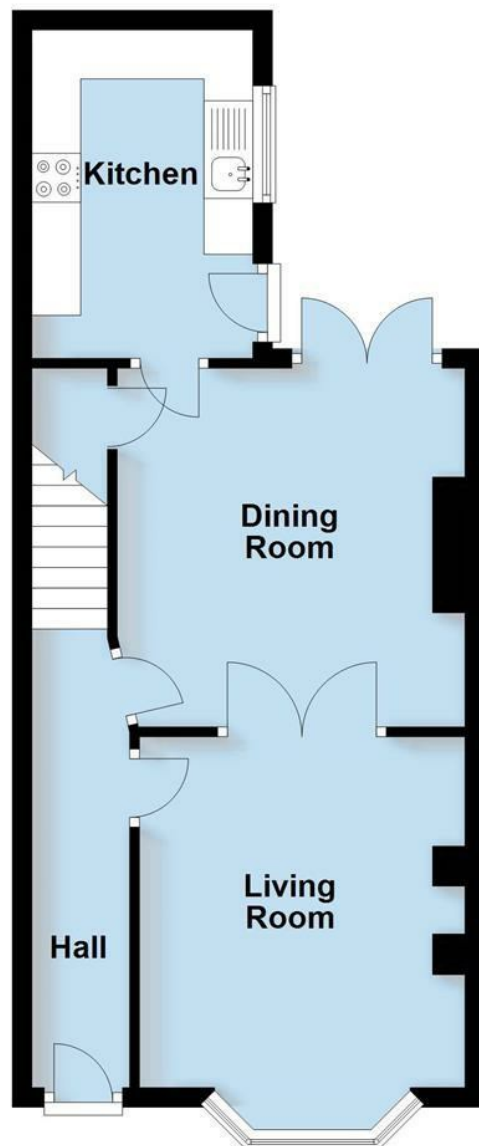
[Location](#)

CV32 5XY



Ground Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 81.1 sq. metres (873.0 sq. feet)

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

Your Property - Our Business

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	68	71
EU Directive 2002/91/EC		

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