

**ehB**  
RESIDENTIAL

Your Property - Our Business



34, Granville Street, Leamington Spa

Price Guide  
£525,000





An opportunity to acquire a traditionally styled, bay fronted mid-terrace villa of character, currently converted for use as an HMO (House of Multiple Occupation), but suitable for conversion to a family dwelling, in highly regarded North Leamington Spa location.

#### Granville Street

Is a popular North Leamington Spa location, located just off Lillington Road, comprising many fine period dwellings and being conveniently sited within easy reach of the town centre and all amenities, including shops, schools and recreational facilities. This particular location has consistently proved to be ever popular.

ehB Residential are pleased to offer 34 Granville Street, Leamington Spa which is an opportunity to acquire a traditionally styled, bay fronted mid-terrace villa, which is currently converted for multiple occupation usage. However, the agents consider would be ideal for conversion to a substantial family dwelling. The property has the benefit of gas fired central heating, sealed unit double

glazing and includes a good sized garden area with rear access, and has been maintained to a good standard throughout.

In detail the accommodation comprises:-

#### Entrance Hall

With staircase off, balustrade, dado rail, double radiator.

#### Front Reception Room

15' x 12' (4.57m x 3.66m)

With two radiators, bay window, coving to ceiling.

#### Inner Reception Room

12'6" x 10'3" (3.81m x 3.12m)

With radiator.

#### Communal Room/Dining Room

11'4" x 10' (3.45m x 3.05m)

With tiled floor, boiler cupboard containing gas fired central heating boiler, under stair cupboard.

#### Fitted Kitchen

12' x 9'9" (3.66m x 2.97m)

With range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, high level cupboards, appliance space, gas cooker point with extractor hood over, flanked by high level cupboards, strip light, radiator, inset single drainer twin bowl stainless steel sink unit with mixer tap, tiled floor.

#### Rear Hall

With tiled floor.

#### Bathroom/WC

6' x 6'7" (1.83m x 2.01m)

With white suite comprising panel bath, pedestal basin, low flush WC, being tiled with tiled floor, radiator (please note the panel bath is in the process of being replaced).

#### Shower Room

8'6" x 2'9" (2.59m x 0.84m)

Being tiled with tiled floor, radiator.





#### Stairs and Landing

With access to boarded roof space.

#### Bedroom

10' x 9' (3.05m x 2.74m)

With radiator.

#### Separate WC

With low flush WC, wash hand basin, being fully tiled.

#### Bedroom

10'2" x 12'1" (3.10m x 3.68m)

With radiator.

#### Bedroom

14'7" x 8' (4.45m x 2.44m)

With bay window, radiator.

#### Bedroom

12' x 7'6" (3.66m x 2.29m)

With radiator.

#### Outside

There is a forecourt to the front of the property, good sized rear yard being principally paved and gravelled 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 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.

#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Feb 25).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

#### Parking

On street parking.

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Location

CV32 5XN

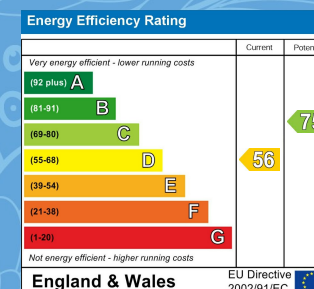


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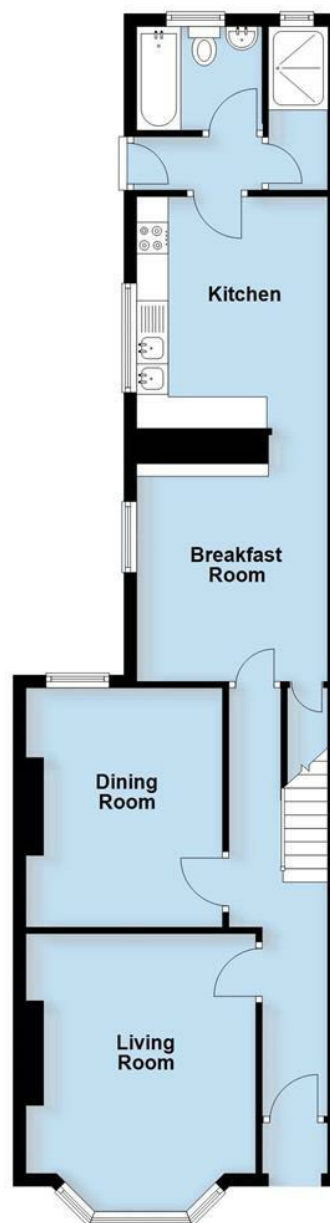
Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

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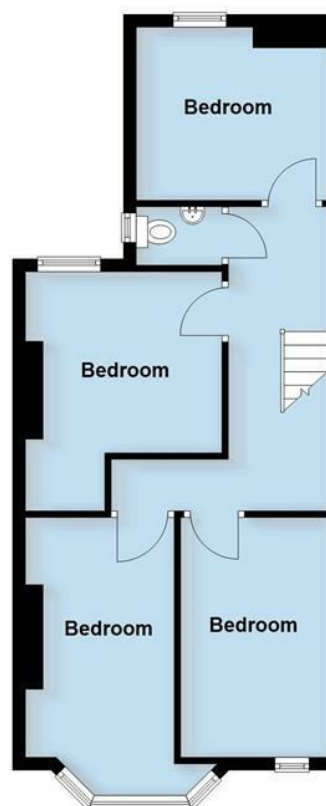


Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

**Ground Floor**  
Approx. 70.0 sq. metres (753.1 sq. feet)



**First Floor**  
Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 119.9 sq. metres (1290.4 sq. feet)

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