



ehB
RESIDENTIAL

Your Property - Our Business

19, Princes Street, Leamington Spa



A much improved and extended, traditionally styled flush fronted mid-terrace residence of character, providing well appointed spacious three bedroomed accommodation, featuring impressive open plan lounge/dining room with recently improved kitchen with new boiler of note, within this highly regarded and convenient north Leamington Spa location.

Princes Street

Is a popular and established north Leamington Spa location comprising many fine period dwellings, being conveniently sited within easy reach of the town centre, close to an excellent range of local facilities and amenities including local shops, schools for all grades and a variety of recreational facilities including nearby Newbold Comyn of note. This particular location has consistently proved to be much sought after.

ehB Residential are pleased to offer 19 Princes Street, which is an excellent opportunity to acquire a much improved and extended traditionally styled flush fronted mid-terrace residence of character, providing spacious well appointed three bedroomed accommodation which includes an impressive

attic conversion. The property also includes a recently refitted kitchen with new gas fired central heating boiler, bathroom and the impressive open plan lounge/dining room with spiral staircase is a particularly notable feature.

The property has been maintained to a good standard throughout and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Entrance Hall

With timber and glazed panel entrance door, part panelled walls, meter cupboard.

Open Plan Lounge/Dining Room

25'3" x 12'6" (7.70m x 3.81m)

With sash windows, two radiators, TV point, wall light points and feature spiral staircase to first floor.

Refitted Kitchen

9'6" x 6'9" (2.90m x 2.06m)

With extensive range of attractive light grey faced base cupboard and drawer units with complimentary rolled edge work surfaces with mosaic tiled returns, inset stainless steel sink unit, three quarter height unit and high level cupboards, built-in stainless steel four ring hob unit with glazed splashback and extractor, built-in stainless steel oven, recently installed gas fired central heating boiler and programmer, plumbing for automatic washing machine.

Rear Hall

With timber and glazed panel rear door.

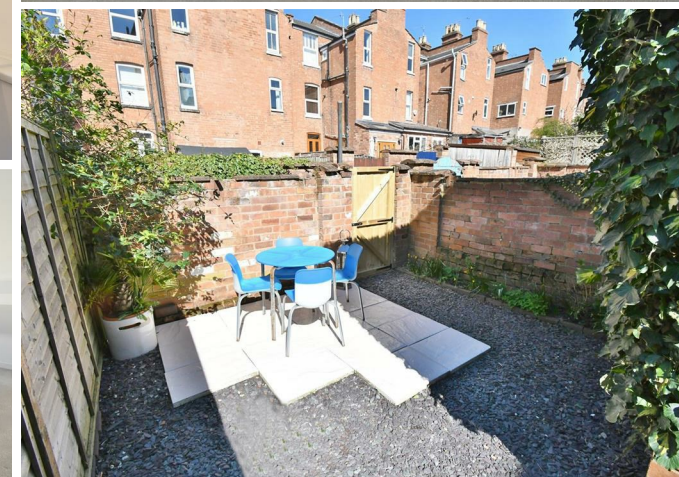
Bathroom/WC

7' x 6'10" (2.13m x 2.08m)

With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splashbacks and shower area with integrated shower unit, shower rail and curtain, downlighters, radiator, extractor fan.

Feature Spiral Staircase

Leads to...



[First Floor Landing](#)

With glazed panel feature to principal bedroom also with balustrade.

[Bedroom](#)

12'8" x 12'3" (3.86m x 3.73m)

With radiator, sash window, glazed panel window feature.

[Bedroom](#)

12'9" x 12'10" max (3.89m x 3.91m max)

Including large wardrobe recess with hanging rails, radiator.

[Stairs and Second Floor Landing](#)

With balustrade leads to...

[Bedroom](#)

15'4" x 9' max (4.67m x 2.74m max)

With Velux windows to two aspects, access to storage facilities within the eaves.

[Outside](#)

Fore court to the front of the property, rear garden is walled and close board

fenced, being gravelled, paved patio and steps to rear hall, pedestrian access.

[Parking](#)

On street parking available.

[Mobile Phone Coverage](#)

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

[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 4TY

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

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

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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	59	68
(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. 42.8 sq. metres (460.2 sq. feet)

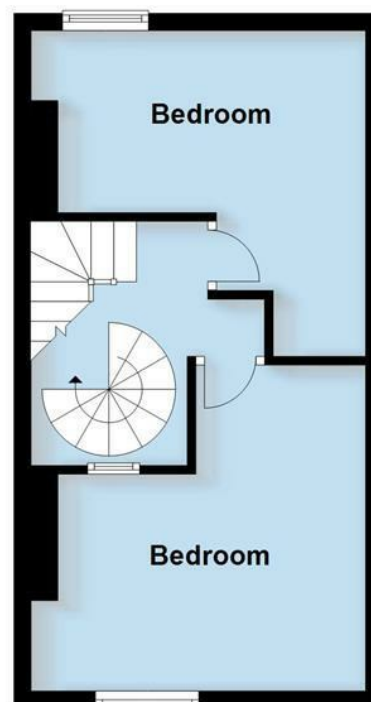


Total area: approx. 90.9 sq. metres (978.6 sq. feet)

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

First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Second Floor

Approx. 18.3 sq. metres (196.8 sq. feet)

