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RESIDENTIAL

Your Property - Our Business



24, North Villiers Street, Leamington Spa





An extended and enlarged three bedroomed semi-detached property, situated in this highly sought after and convenient North Leamington location.

This particular property occupies a popular and well thought of location, conveniently sited within walking distance of the town centre on a quiet residential road, and in recent times many neighbouring properties have been substantially extended and enlarged and provide excellent family properties, or those wishing to enjoy the proximity to the town centre. Whilst this property does require some updating and improvement it has already been extended and offers excellent further scope.

#### Briefly Comprising;

Entrance vestibule, main entrance hallway, living/dining room, breakfast kitchen, rear family room/study, side lobby, ground floor WC and utility/storage. First floor landing, two double bedrooms, one with fitted wardrobes and additional single bedroomed. White fitted bathroom, Gas radiator heating, double glazing. Gated fore garden with hard standing and lawned and patioed rear garden. Additional garage en-bloc. NO CHAIN.

#### The Property

Is approached via a double glazed entrance door giving access to...

#### Entrance Vestibule

With obscure glazed doors and screen to side giving access to...

#### Entrance Hallway

With high level cupboard housing fuse box, staircase rising to first floor landing, radiator, useful understairs store cupboard.

#### Living/Dining Room

11'5" red to 8'10" in dining area x 23'8" (3.48m red to 2.69m in dining area x 7.21m)

With upvc double glazed window to front elevation, double radiator, exposed timber flooring, shelving to chimney recess.





#### Dining Area

With upvc double glazed window to front elevation, double radiator, exposed timber flooring, shelving to chimney recess.

#### Breakfast Kitchen

8'4" x 18'10" (2.54m x 5.74m)

With a range of base units with contrasting working surface over, inset one and a half bowl sink drainer unit, splashback tiling, space for gas cooker, space for dishwasher, doorway to recess with space for fridge freezer, radiator, laminate flooring, upvc double glazed window to rear elevation and further timber framed glazed window to side, door to...

#### Family Room/Study

8'5" x 10'0" (2.57m x 3.05m)

With upvc double glazed window to rear elevation, radiator.

#### Side Lobby

With part double glazed door to garden, further part glazed door to Utility/Store and door to Ground Floor WC.

#### Ground Floor WC

With white low level WC, timber framed obscure glazed window to rear, radiator.



#### Store/Utility

4'11" red 2'9" x 12'2" (1.52m red 0.86m x 3.71m)

Being an irregular shape with part glazed door to front, space and plumbing for washing machine, wall mounted Worcester combination boiler.

#### First Floor Landing

With upvc double glazed window to side elevation, door LINEN CUPBOARD with slatted shelving, panelled doors to all first floor accommodation and hatch to the roof space.

#### Roof Space

Approached via a pull-down ladder giving access to





boarded roof space with two Velux double glazed roofline windows, two radiators, providing usable storage space with further potential. Subject to the necessary permissions and consents.

#### Bedroom One (Front)

10'1" x 12'2" (3.07m x 3.71m)

With upvc double glazed window to front elevation, radiator.

#### Bedroom Two (Rear)

11' into d'way x 11'5" inc fitted w'robe (3.35m into d'way x 3.48m inc fitted w'robe)

With upvc double glazed window to rear elevation,

radiator, sliding doors to, fitted wardrobe with hanging and shelving.

#### Bedroom Three (Front)

7'4" x 8'7" (2.24m x 2.62m)

With upvc double glazed window to front elevation, radiator.

#### Bathroom

Fitted with a suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted Triton T80Z electric shower over, upvc obscure double glazed window to rear elevation, radiator, laminate flooring.



#### Outside (Front)

The front is laid to a combination of concrete hard standing and herbaceous planting, approached via twin wrought iron gates with access to the road.

#### Outside (Rear)

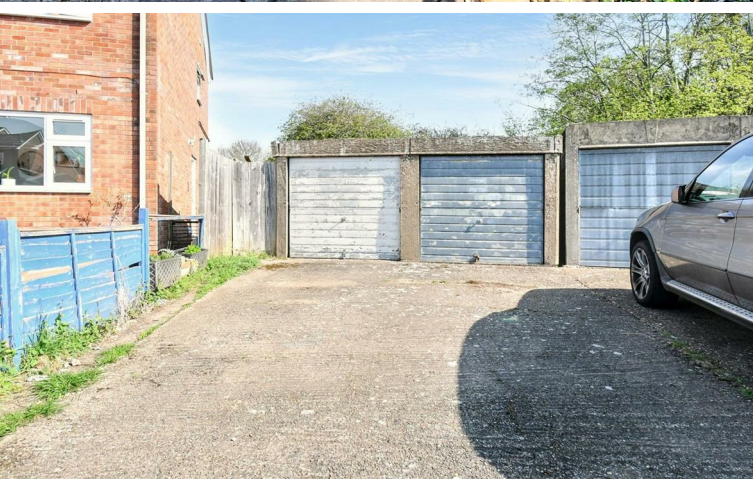
The rear garden is principally lawned and surrounded in the main by timber fencing with mature herbaceous planting, paved patio area across the rear of the property, outside tap.

#### Garage

8'0" x 16'2" (2.44m x 4.93m)

Situated en-bloc just a few doors up being the first on the





left as you go up North Villiers Street, with up-and-over door. Being of concrete sectional construction with asbestos roof, approached via a concrete forecourt.

#### [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).

#### [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.

#### [Freehold](#)

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



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- Lettings and Property Managers •
- Land and New Homes Agents •

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

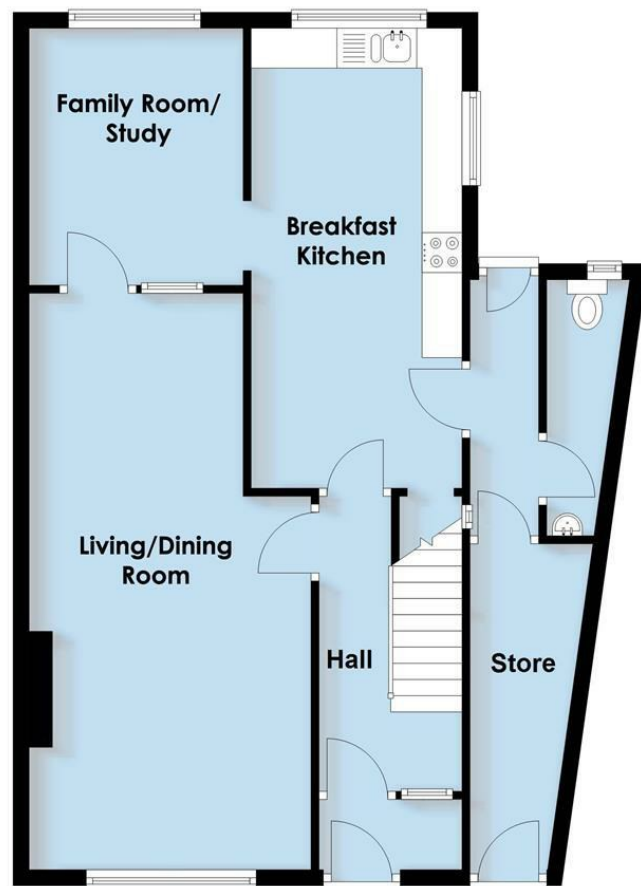
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

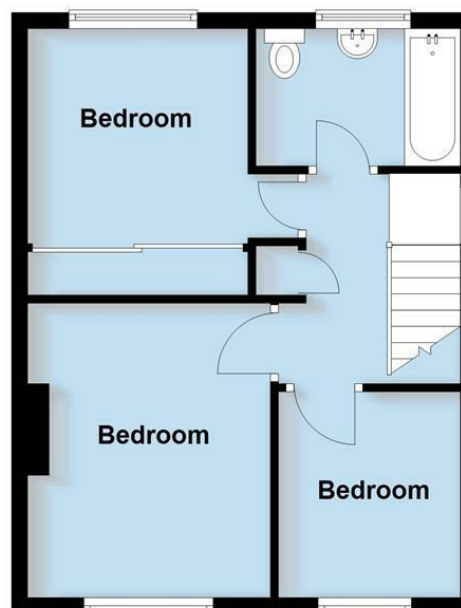
## Ground Floor

Approx. 68.8 sq. metres (740.9 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 107.5 sq. metres (1156.7 sq. feet)

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

Total area includes the Garage

Plan produced using PlanUp.