





A truly unique opportunity to acquire a detached period residence, providing two bedroomed accommodation including basement, partly modernised including re-roofing, part sealed unit double glazing, with considerable scope for further development and improvement, within this highly regarded North Leamington Spa location.

Norfolk Street

Located just off Leicester Street, is a popular and established North Leamington Spa location, ideally sited within walking distance of the town centre and all amenities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 34 Norfolk Street being the only detached period residence on the road, providing partly modernised two bedroomed accommodation, which features a recent re-roofing, part upvc framed sealed unit double glazing.

However, provides considerable scope for further development and improvement thus creating a unique opportunity in this location. The agents consider internal inspection to be essential for the potential of this property to be fully appreciated.

In detail the accommodation comprises:-

Entrance Hall

With timber panelled entrance door, glazed fanlight, oak flooring, radiator, staircase off.

Lounge/Dining Room

24'3" x 11' (7.39m x 3.35m)

With marble fireplace and hearth, with timber mantle, gas fire and connection, sash window, TV point, open to dining area with double radiator.

Access to the Basement

22'9" x 11' (6.93m x 3.35m)

With boiler cupboard containing non-working gas central heating boiler, two exposed brick wall features and further built-in cupboard.

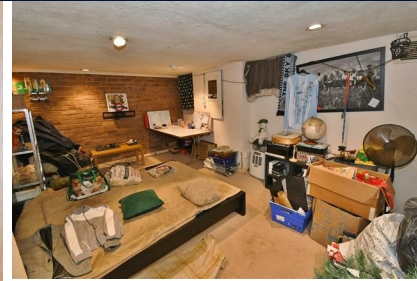
Dining/Kitchen

14' x 9'6" (4.27m x 2.90m)

Having a range of base cupboard and drawing units, rolled edge work surfaces, tiled splashbacks, high level cupboards, stainless steel oven and hob unit, single drainer stainless steel sink unit and mixer tap, plumbing for automatic washing machine, laminate floor, double radiator and upvc sealed unit rear door.

Stairs and Landing

With built-in airing cupboard with lagged cylinder and immersion heater, access to roof space being boarded with electric, light and ladder.



Bedroom

13'8" x 11'9" (4.17m x 3.58m)

With range of built-in wardrobes comprising two double built-in wardrobes with hanging rails, cupboards over, central bed alcove, upvc framed sealed unit double glazed windows.

Bedroom

22'3" max x 9'3" max 5'3" min (6.78m max x 2.82m max 1.60m min)
With radiator.

Bathroom/WC

8' x 8'4" (2.44m x 2.54m)

With white suite comprising; panelled bath, vanity unit incorporating wash hand basin, mixer tap, cupboard and mirror over, low flush WC, quadrant tiled shower cubicle with integrated shower unit, downlighters, chrome heated towel rail.

Outside (Rear)

To the rear of the property is a paved west facing rear yard/town garden, being walled with pedestrian access, outside tap and...

Substantial Brick Store

8'6" x 7'6" (2.59m x 2.29m)

Parking

Unregulated on-street parking.

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.

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

34 Norfolk Street
Off Leicester Street
Leamington Spa
CV32 5YQ

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

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

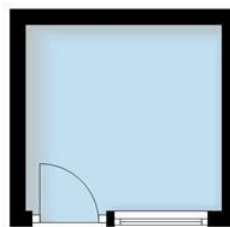
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		41
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

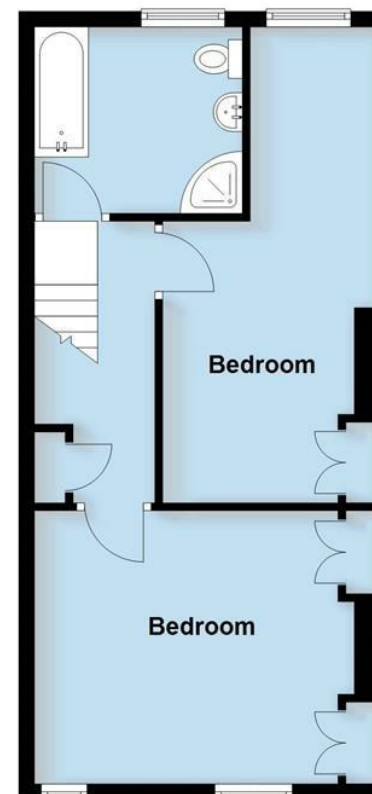
Ground Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



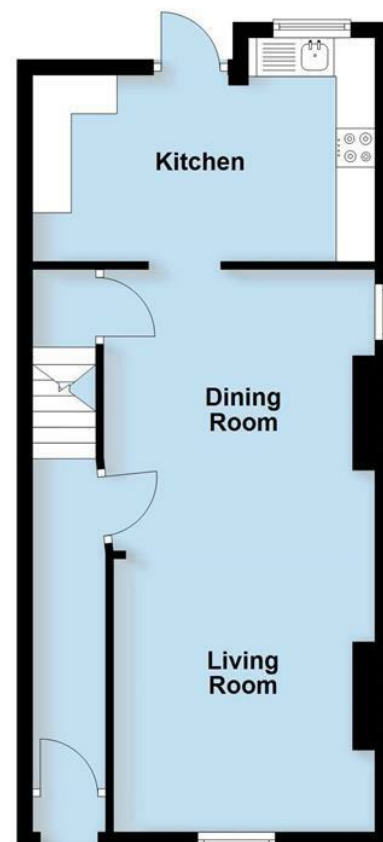
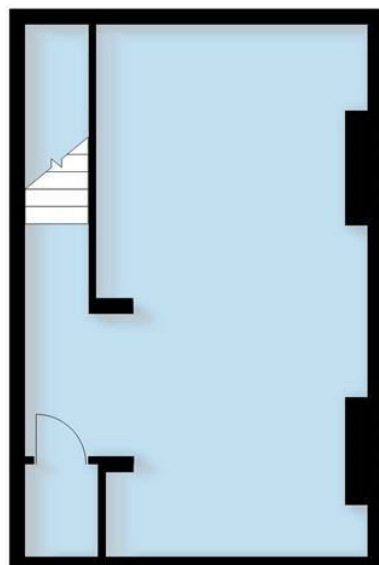
First Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



Basement

Approx. 30.4 sq. metres (327.4 sq. feet)



Total area: approx. 117.7 sq. metres (1267.3 sq. feet)

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