

ehB
RESIDENTIAL

Your Property - Our Business



35, Portland Street, Leamington Spa



An excellent opportunity to acquire a charming period town house of immense style and character, providing gas centrally heated three bedroom accommodation. Recently subject to tasteful improvement by the present owners in this highly regarded town centre location.

Portland Street

Is a popular tree lined town centre location, conveniently sited close to all amenities also convenient for the local railway station. Previous sale experience has proved this particular location to be extremely sought after.

ehB Residential are pleased to offer 35 Portland Street, which is an opportunity to acquire a Grade II listed period

town house of style and character which has been sympathetically modernised and improved by the present owners, providing tasteful well-appointed three bedroom accommodation, featuring impressive basement with open plan living/kitchen and recently landscaped rear garden of note. The property contains a wealth of original period features throughout and is offered to an excellent standard of presentation. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Reception Hall

With partly obscured glazed panel entrance door leads to the

reception hall with stair case rising to the first floor landing, coving to ceiling, ornamental original arch feature, period style radiator and original timber panelled doors lead to reception room and rear lobby.

Front Sitting Room

15'4" into chimney breast x 11'11" (4.67m into chimney breast x 3.63m)

With timber framed sash window to front elevation, cornicing, period cast iron fireplace and hearth flanked by custom made bookcases, timber floor boarding, period style radiator.



Drawing Room

12'9" to chimney recess x 11'3" (3.89m to chimney recess x 3.43m)

With timber framed multi pane sash window to rear elevation, period style fireplace surround, two original style fitted half cupboards to either side of chimney recess, period style radiator, carpeted.

Rear Lobby

With chequer quarry tile floor, period style radiator, part double glazed door to rear garden, door to ground floor WC and staircase leading to basement.

Ground Floor WC

Continuation of quarry tiled floor, metal obscure glazed

window to rear elevation, period style wash hand basin with chrome frame, low level WC and period style radiator.

Basement

Approached via quarry tiled steps leading down to a small, tiled lobby area, doors through to basement storage and further door to dining/kitchen.

Dining/Kitchen

20'2" overall (6.17 overall)

Being open plan and yet forming two distinct areas, including range of base cupboard and draw units, complementary work surfaces and returns matching range of high level cupboard, full height unit with freezer recess flanked by integral shelving,

Kitchen Area

8'2" x 9'1" (2.51 x 2.77)

Fitted with a range of shaker style base units with solid wood working surfaces with returns over, underslung Belfast style sink with mono-mixer, space for gas cooker, drawer unit, concealed Bosch dishwasher, further cupboard with built-in washing machine, continuation of downlighter points to ceiling, timber frame multi pane glazed window to rear lightwell with part glazed door to side.

Basement Chamber One

10'9" max x 11'1" (3.28 max x 3.38)

Approached via a small lobby area with a period style fireplace and exposed brickwork, radiator and scope for



conversion subject to the necessary consents and permissions. Now partly partitioned to create two separate areas including meter cupboard.

Additional Store Chamber

3'11" x 8'1" (1.19 x 2.46)

First Floor Landing

With original balustrade, custom built bookcase and access to roof space.

Bedroom One (Rear)

12'9" into chimney recess x 11'3" (3.89m into chimney recess x 3.43m)

Period style fireplace and small timber shelved cupboard to

one chimney recess, period style radiator, timber framed multi paned sash window to rear elevation . Full height built-in book case.

Bedroom Two (Front)

11'3" into chimney recess x 12'0" (3.43m into chimney recess x 3.66m)

With timber frame multi paned sash window to front elevation, period style radiator.

Bedroom Three (Front)

8'3" x 8'7" (2.51m x 2.62m)

With multi paned sash window to front elevation, period style radiator.



Bathroom

Refitted bathroom with panelled bath with wall mounted mixer tap and shower attachment, folding shower screen, period style radiator, metal framed obscure glazed panel window to rear elevation and internal multi paned obscure glazed window to hallway.

Outside (Front)

To the front of the property is mainly lawned garden with dwarf brick wall to front and paved path leading to entrance door.

Outside (Rear)

Recently landscaped to provide paved patio, shaped lawn flanked by established flower borders, bounded by brick wall with extensive trellis feature, steps leading to lower



basement patio with raised built-in flower troughs, outside light and power point.

[Parking](#)

On street parking available in the area with residents permit available from the local council.

[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.

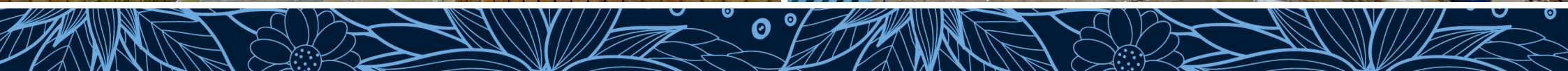
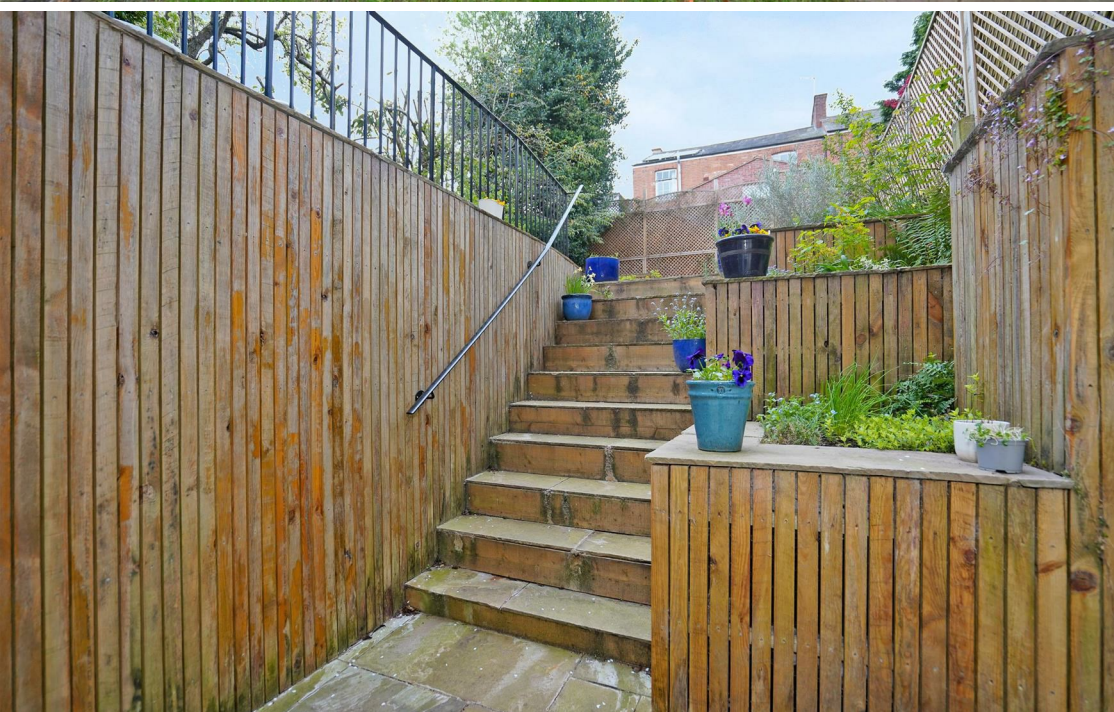
[Council Tax](#)

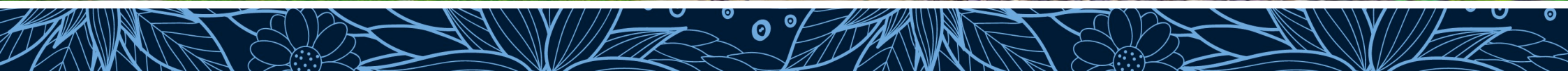
Council Tax Band D.

[Location](#)

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- Lettings and Property Managers •
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(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



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