

ehB
RESIDENTIAL

Your Property - Our Business



4, Norfolk Street, Leamington Spa

Offers Over
£350,000



An excellent opportunity to acquire a well modernised, traditionally styled bay fronted mid-terrace villa, currently configured as a house of multiple occupation, providing four/five bedroom accommodation suitable for conversion to good sized family residence in highly regarded Leamington Spa location.

Norfolk Street

Is a popular and established North Leamington Spa location, ideally sited within walking distance of the town centre and all amenities, including nearby Newbold Comyn. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 4 Norfolk Street, which is an opportunity to acquire a well modernised, traditionally styled bay fronted mid terrace villa, currently utilised as a house of multiple occupation, which includes a converted roof space, and non-converted basement. The Agents consider the property, whilst well maintained, could easily be converted to a private residence or retained as an investment property. Inspection highly recommended.

In detail the accommodation comprises:-

Ground Floor Entrance Hall

With laminate floor, staircase off, radiator, composite glazed panelled entrance door.

Front Reception Room

14' x 11'6" (4.27m x 3.51m)

With bay window, radiator, laminate floor, fireplace with mantle and hearth.

Inner Reception Room

12' x 11'6" (3.66m x 3.51m)

With full height built-in cupboards, laminate floor, radiator.

Fitted Kitchen

11' x 9' (3.35m x 2.74m)

With range of base cupboard and drawer units, rolled edge work surfaces, single one and a half bowl stainless steel sink unit, stainless steel oven, four ring hob unit and extractor hood, tiled splashbacks, high level cupboards, appliance space, plumbing for automatic washing machine, further three quarter height unit, radiator.

Access to Non-Converted Basement

Principal Chamber

11'6" x 14'9" (3.51m x 4.50m)

With radiator, fitted shelves and meter cupboards.

Further Useful Storage Area/Hallway

Rear Hall

With glazed panelled door to rear yard, quarry tiled floor.

Separate WC

With low flush WC with wash hand basin, radiator, quarry tiled floor.

Bathroom/WC

8'6" x 6'6" (2.59m x 1.98m)

With quarry tiled floor, white suite comprising panelled bath, pedestal basin, low flush WC, tiled shower area with Triton shower unit, shower rail and curtain, radiator.

Stairs and Landing

Bedroom

8'9" x 11' (2.67m x 3.35m)

With radiator.



Bedroom

11'10" x 9'4" (3.61m x 2.84m)
With radiator.

Bedroom

15' x 12' (4.57m x 3.66m)
With double built-in wardrobe, hanging rail, cupboard over, alcove with double built-in cupboard and radiator.

Open Tread Staircase

With ranch style balustrade, leads to...

Second Floor Bedroom

12' x 13'6" (3.66m x 4.11m)
With double built-in wardrobe, hanging rail, shelf, access to storage facility within the eaves, radiator.

Outside

To the front of the property is a fore court. To the rear of the property is a walled yard with pedestrian access and small terraced area.

Parking

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

Location

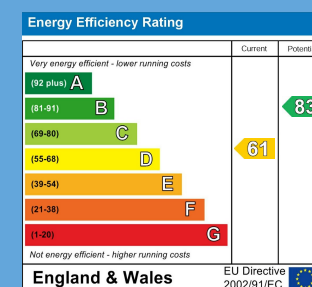
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