





A character bay fronted two double bedroomed period terrace in this well regarded and convenient location, in need of modernisation and improvement.

Briefly Comprising;

Entrance hallway, dining room with bay window, living room with French doors to garden and feature fireplace, kitchen, rear lobby, ground floor bathroom, cellar. First floor landing, two double bedrooms, study/nursery/potential bathroom off bedroom one. Partial gas radiator heating. Fore garden and walled south facing rear garden.

New Street

Is situated in this convenient location just south of the town centre within easy reach of the local shops, parks and within walking distance of the railway station. This particular property requires full modernisation and improvement and offers an excellent opportunity for someone looking to acquire a property to put their own mark upon it. Viewing high recommended. NO CHAIN.

The Property

Is approached via two steps leading up to a part timber glazed entrance door to...

Entrance Hallway

With staircase rising to first floor landing, doors to living and dining rooms.

Dining Room (Front)

8' into chim rec x 13' into bay (2.44m into chim rec x 3.96m into bay) With multi paned sash window to front elevation to bay, period tiled fireplace surround, double radiator.

Living Room

11'8" into chim rec x 10'10" (3.56m into chim rec x 3.30m) With metal French doors to garden, fireplace surround with exposed brickwork, door to cellar and part glazed door to kitchen.

Kitchen

6'7" x 13'7" (2.01m x 4.14m)

With two timber framed windows to side elevation, wall and base units with working surface with inset sink and mixer tap, space and plumbing for washing machine, wall mounted Glow.Worm boiler, radiator, door to...

Rear Lobby

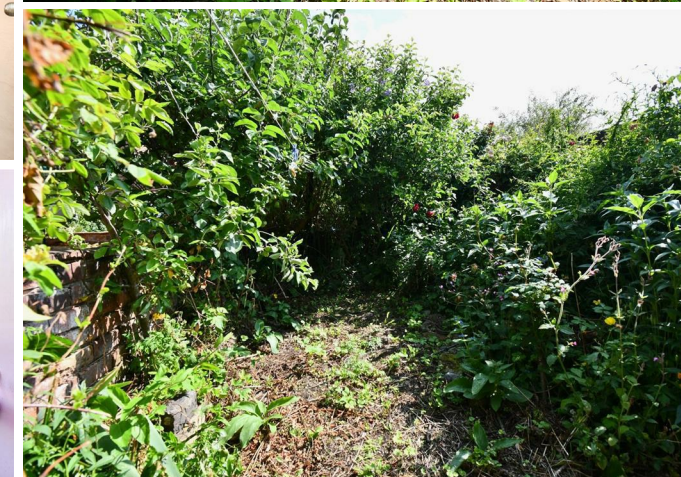
With part glazed timber door to side elevation, shelf and coat hooks.

Ground Floor Bathroom

Fitted with a white suite to comprise; bath, pedestal wash hand basin, low level WC, splashback tiling to half height to splashback area, timber framed obscure glazed window to rear elevation, double radiator.

Cellar

Approached via a door from the living room with steps leading down to...



Main Chamber

11'6" x 11' (3.51m x 3.35m)

First Floor Landing

With hatch to roof space.

Bedroom Two (Front)

11'6" into chim rec x 10'11" (3.53m into chim rec x 3.33m)

With upvc multi paned style double glazed window to front elevation, feature fireplace surround, exposed timber flooring, radiator, door to wardrobe/store cupboard.

Bedroom One (Rear)

11'7" into chim rec x 10'11" (3.53m into chim rec x 3.33m)

With timber framed glazed window to rear elevation, tiled fireplace, door to...

Study/Nursery/Potential Bathroom

7' x 8' (2.13m x 2.44m)

With timber framed single glazed window to rear elevation.

Outside Rear Garden

With southerly aspect, currently overgrown and requires landscaping.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Jun 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 Jun 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 partial 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 B.

Location

24 New Street
Leamington Spa
CV31 1HP

Your Property - Our Business

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

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

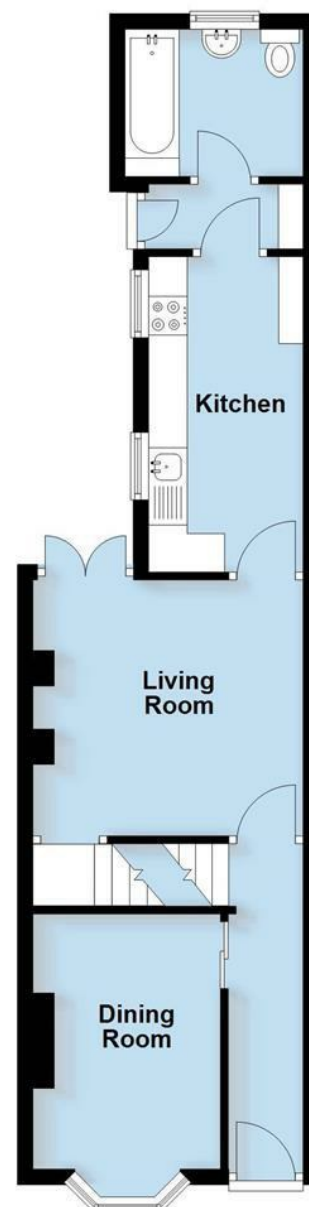
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		43
(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. 41.7 sq. metres (449.2 sq. feet)



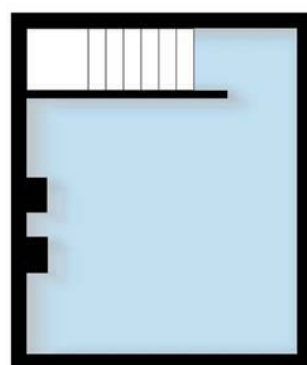
First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Basement

Approx. 14.8 sq. metres (159.0 sq. feet)



Total area: approx. 88.4 sq. metres (951.2 sq. feet)

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