

**ehB**  
RESIDENTIAL

Your Property - Our Business



4, Suffolk Street, Leamington Spa

Price Guide  
£375,000





A well modernised and particularly well presented traditionally styled bay fronted mid terrace villa, providing gas centrally heated two bedroom accommodation which features a re-fitted kitchen and bathroom in this highly regarded North Leamington Spa location.

#### Suffolk Street

Is located just off Leicester Street is a popular town location ideally sited within walking distance of the town centre and all facilities and amenities. This particular location has consistently proved to be ever popular.

ehB Residential are pleased to offer 4 Suffolk Street which is an opportunity to acquire a particularly well modernised traditionally Victorian mid terrace villa providing gas central heated two bedroom accommodation which also includes UPVC framed sealed unit double glazing and features a refitted kitchen and bathroom of note.

The property also retains the original two reception room configuration and also includes a non-converted basement and is presented to an excellent standard throughout. The agent consider internal inspection to be highly recommended.

In accommodation includes:-

#### Recessed Porch

Leads to...

#### Entrance Hall

With composite glazed panelled entrance door with glazed panel over, radiator, staircase off, herringbone patterned wood effect flooring.

#### Lounge

13'3" x 10'4" (4.04m x 3.15m)

With bay window, with plantation blind, matching herringbone wood effect flooring, contemporary style tubular radiator, open to the dining room.

#### Dining Room

11'4" x 10'7" (3.45m x 3.23m)

With matching flooring, fireplace mantle feature and double radiator. Access to the non-converted basement.

#### Kitchen

8'3" x 11' (2.51m x 3.35m)

With a range of attractive base cupboard units with brass door furniture, complimentary work surfaces with tiled splash backs matching range of high level cupboards, built in porcelain sink unit and pillar mixer tap, four ring ceramic hob, extractor hood over, flanked by high level cupboards, built in fridge freezer and oven, plumbing for washing machine and wood effect laminate flooring.

#### Non-Converted Basement

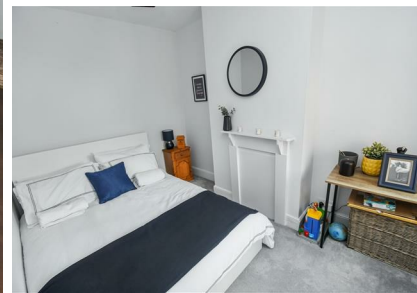
11'6" x 10' (3.51m x 3.05m)

With electric light and power point.

#### Stairs and Landings

Access to roof space.





#### Bedroom

11'6" x 13'9" (3.51m x 4.19m)  
With radiator.

#### Bedroom

7'9" x 11'6" (2.36m x 3.51m)  
With fire place and mantle.

#### Bathroom/WC

8'1" x 7'6" (2.46m x 2.29m)  
With white suite comprising panel bath, wall hung vanity unit incorporating wash hand basin, pillar mixer tap, herringbone tiled splash backs and shower area, with integrated shower unit and shower screen, low flush WC, tiled floor, Vaillant gas fired central heating boiler, airing cupboard with lagged cylinder and immersion heater, contemporary style radiator/towel rail.

#### Outside

To the front of the property is a block paved forecourt. To the rear of the property is a landscaped garden with composite decked

yard/patio area, shaped synthetic lawn flanked by brick walls and pedestrian access.

#### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Sept 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 Sept 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

4 Suffolk Street  
Leamington Spa  
CV32 5YG

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

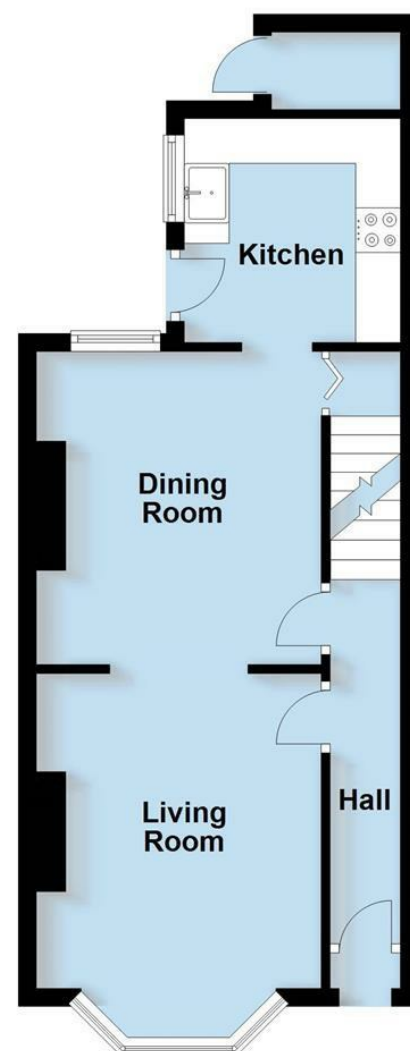
01926 881144 [ehbresidential.com](http://ehbresidential.com)

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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

## Ground Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



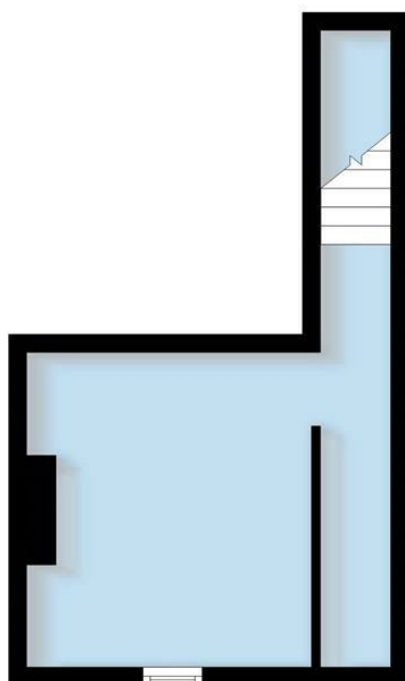
## First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



## Basement

Approx. 17.1 sq. metres (184.3 sq. feet)



Total area: approx. 89.2 sq. metres (960.7 sq. feet)

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