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8, Albert Street, Leamington Spa

Guide Price £375,000



An immaculate and stylishly presented, Victorian bay fronted two double bedroomed property, situated in this attractive cul-de-sac position.

Briefly Comprising;

Recessed porch, entrance hallway, living room with bay window and bespoke cabinetry, semi-open plan to dining room, modern fitted kitchen, rear utility room, ground floor WC. First floor landing, master bedroom with fitted wardrobes, further double bedroom and large white re-fitted bathroom. Upvc double glazing. Fore garden, enclosed walled, courtyard rear garden with Southerly aspect. Gas radiator heating.

Albert Street

Is a typical and highly popular Leamington period terrace. This particular property boasts a high level of presentation throughout and has been thoughtfully and stylishly updated to give charming and comfortable living.

We recommend viewing at the earliest available opportunity to avoid disappointment.

The Property

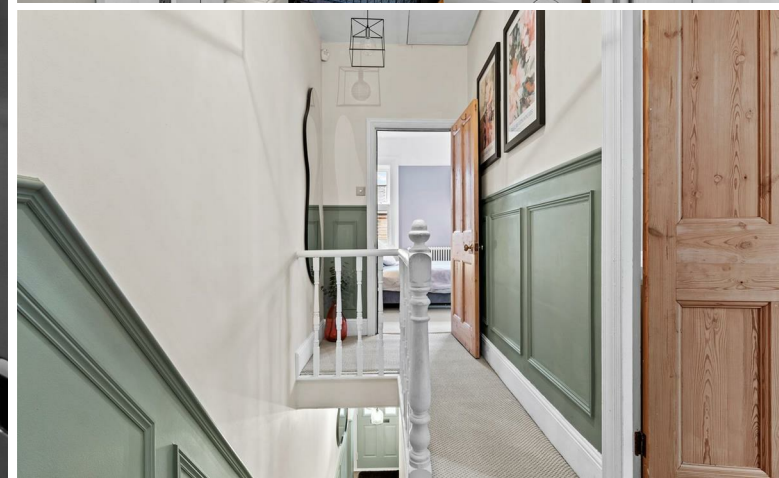
Is approached via a paved path giving access to detailed, arched, recessed porch with composite double glazed entrance door.

Entrance Hallway

With feature panelling, radiator, attractive LVT herringbone wood look flooring, staircase rising to first floor landing, stripped four panelled door to dining room, which in turn leads to the Living Room.

Living Room

10'6" into chimney rec x 12'6" into bay (3.20m into chimney rec x 3.81m into bay)
With upvc double glazed bay window to front elevation, with fitted plantation style shutters behind, and bespoke box seat with built-in storage to bay window, picture rail, feature fireplace with inset gas fire. Bespoke wooden



cupboards and shelving to either side of fireplace, continuation of herringbone LVT flooring extending through into...

Dining Room

11'5" into chimney rec x 11'6" (3.48m into chimney rec x 3.51m)

With upvc double glazed French door to garden, picture rail, column style radiator, original stripped doors to shelved storage cupboard to chimney recess, feature fireplace surround with inset gas fire, stripped four panel door to useful understairs store cupboard with shelving and further door to kitchen.

Refitted Kitchen

8' x 9'1" (2.44m x 2.77m)

With a range of high gloss contemporary, flat fronted, wall and base units with working surface over, with matching upstands. Inset four point Quartz one and a half sink drainer unit with mixer tap, concealed Beko dishwasher, four point gas hob with Bosch oven below and Zanussi stainless filter hood over, splashback tiling, space for tall fridge freezer, upvc multi paned double glazed window to side elevation, doorway leading to...

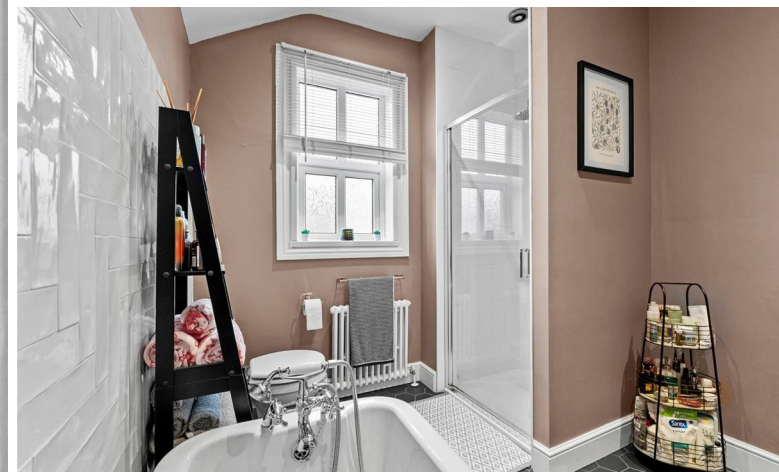
Utility Room

4'6" x 6'7" (1.37m x 2.01m)

With matching working surface, space and plumbing for washing machine, column style radiator, upvc double glazed window to rear elevation, and upvc double glazed door to size, Worcester combination boiler, continuation of LVT herringbone flooring and door leading to ground floor WC.

Ground Floor WC

Fitted with white low level WC, wall mounted wash hand basin with splashback tiling, upvc double glazed window to rear elevation.



First Floor Landing

With hatch to roof space, which is boarded and fitted with a ladder.

Bedroom One (Front)

13'2" to front of chimney breast x 10'5" (4.01m to front of chimney breast x 3.18m)

With two upvc multi pane style double glazed window to front elevation, with plantation style shutters behind, picture rail, column style radiator, feature fireplace and bespoke wardrobes to either side of chimney breast with a combination of hanging and drawer spaces with high level storage over.

Bedroom Two (Rear)

9'6" into chimney rec x 11'5" (2.90m into chimney rec x 3.48m)

With upvc multi pane double glazed window to rear elevation, feature fireplace, fitted wardrobe with hanging, shelving and high level storage over to one chimney recess, feature panelling and column style radiator.

Bathroom

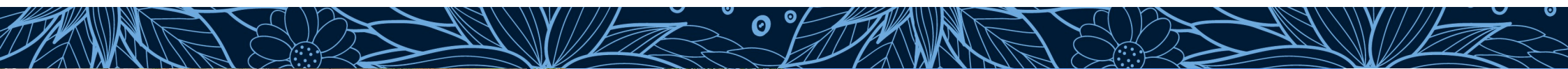
7'11" x 8'11" (2.41m x 2.72m)

With period style suite to comprise; free-standing roll top, claw feet bath with period style mixer taps, with telephone style shower attachment, low level WC, pedestal wash

hand basin and separate shower cubicle with wall mounted shower, fixed rainwater style showerhead and additional hand-held shower attachment. Splashback tiling, hexagonal tiled floor, downlighter points to ceiling, extractor, upvc obscure double glazed window to rear elevation, column style radiator, additional radiator towel rail.

Outside (Front)

To the front of the property is a shallow fore garden set behind garden wall, with paved path giving access to the front of the property.





Outside (Rear)

Being principally laid to paving, patio, and blue and red brick paved areas, surrounded in the main by brick walling with personal gate to rear, outside tap, outside light points, and pedestrian rear 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 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is

available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

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

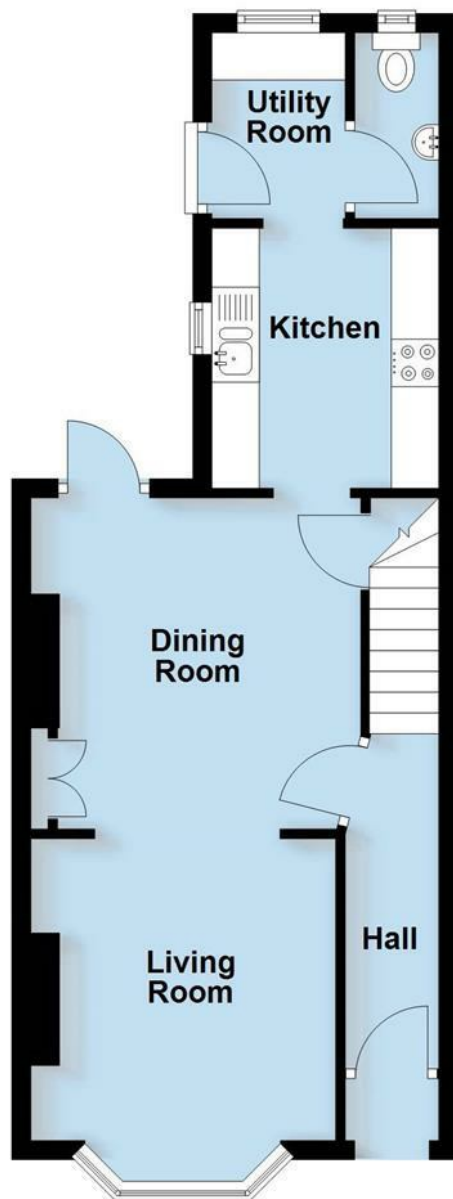
Council Tax Band C.

Location

CV32 6BB

Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 76.9 sq. metres (828.1 sq. feet)

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

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Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	63
England & Wales		
EU Directive 2002/91/EC		

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