

ehB
RESIDENTIAL

Your Property - Our Business



47, Leicester Street, Leamington Spa

Price Guide £495,000



An outstanding opportunity to acquire a most impressive, traditionally styled semi-detached family residence, recently subject to complete refurbishment and extension to a high standard within highly regarded North Leamington Spa location.

NO ONWARD CHAIN.

[Leicester Street](#)

Is a popular and established North Leamington Spa location comprising many fine, period dwellings. Conveniently sited within walking distance of the

town centre, and all facilities and amenities including shops, schools and a variety of recreational facilities including nearby Newbold Comyn. This particular location has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer 47 Leicester Street, which is an opportunity to acquire a traditionally styled, semi-detached family residence, which has been subject to complete refurbishment and extension, to a particularly high standard providing gas centrally heated and sealed unit

double glazed, three bedroomed accommodation, which includes en-suite to master bedroom, and features a magnificent open plan living/kitchen arrangement including new kitchen with appliances. The property also includes a re-fitted bathroom and cloakroom, landscaped garden, high quality floor coverings throughout the property. Good sized off road car parking. The agents consider internal inspection of this exceptional property to be essential for the level of appointment and standard of refurbishment to be fully appreciated.

In detail the accommodation comprises:-





Entrance Hall

With staircase off, balustrade, radiator, new timber panelled entrance door with leaded, glazed central panel, high quality herringbone pattern wood effect flooring which extends throughout the ground floor.

Cloakroom/WC

Being refitted with vanity unit, incorporating wash hand basin with mixer tap, tiled splashback, low flush WC, extractor fan.

Lounge

12' x 16'1" (3.66m x 4.90m)

With radiator, fireplace recess, twin timber panelled connecting doors leading to the...

Extended, Refitted Living/Kitchen

21'4" x 20'4" max (6.50m x 6.20m max)

Featuring 15' width sliding patio doors overlooking the garden, two radiators, downlighters, extensive range of attractive base cupboard and drawer units, including boiler cupboard with combi gas fired central heating boiler and programmer,

complementary rolled edge work surfaces and returns, built-in stainless steel oven, four ring ceramic hob unit with glazed panel splashback, extractor hood over, inset single drainer stainless steel sink unit and mixer tap, built-in dishwasher, washing machine, fridge freezer, range of high level cupboards, downlighters.

Stairs and Landing

With access to roof space and side window.





Refitted Bathroom/WC

6'6" x 5'9" (1.98m x 1.75m)

Fully shower boarded throughout, with vanity unit incorporating wash hand basin, mixer tap, panelled bath with mixer tap, low flush WC, heated towel rail, downlighters, extractor fan.

Bedroom

10'9" x 9'9" (3.28m x 2.97m)

With radiator.

En-Suite Shower Room/WC

Refitted with oversized shower cubicle, integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, downlighters and extractor fan.

Bedroom

12' x 10' (3.66m x 3.05m)

With radiator.

Bedroom

8' x 9' (2.44m x 2.74m)

With radiator.



Outside (Front)

The property features twin off-road car parking facility, flanked by raised flower borders, pedestrian side access leading to the...

Outside (Rear)

Landscaped rear garden, with paved patio, shaped lawn, flanked by flower borders and close boarded fencing.

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 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

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 B.

Location

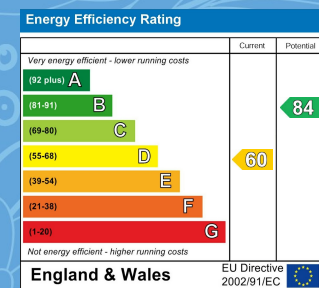
CV32 4TD



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

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

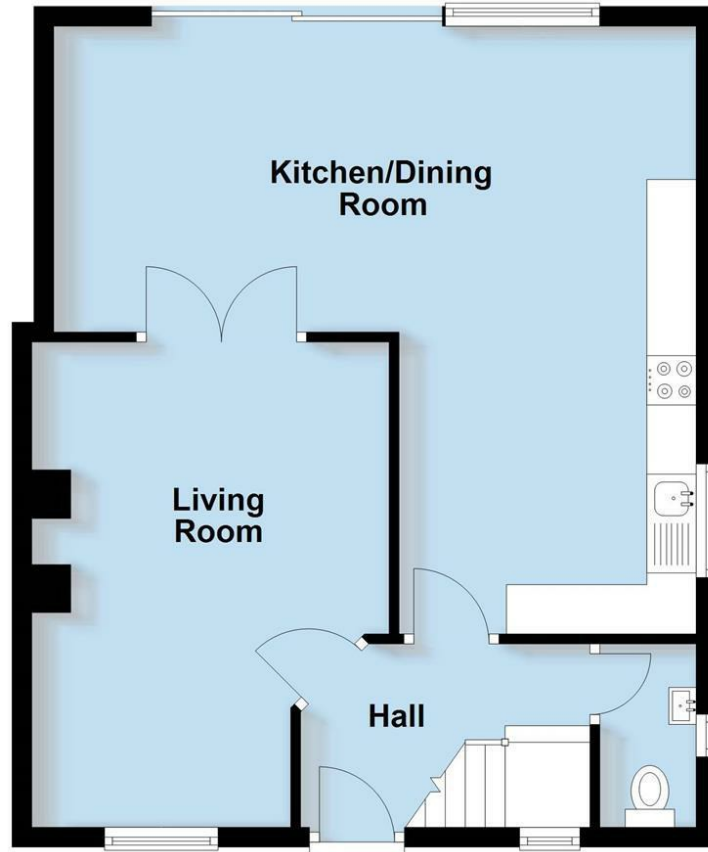
01926 881144 ehbresidential.com



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

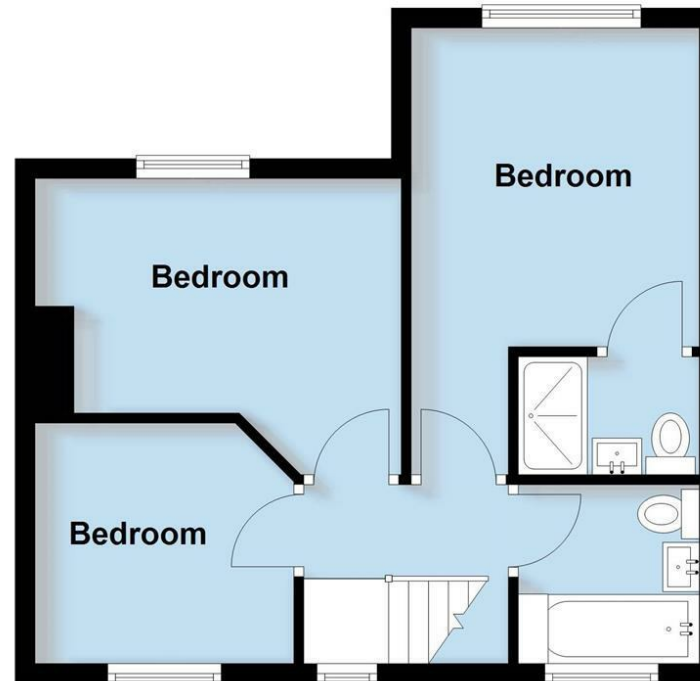
Ground Floor

Approx. 53.8 sq. metres (579.5 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 91.3 sq. metres (983.0 sq. feet)

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