



Holly House, Holly Street, Leamington Spa, CV32 4TN

This is a terrific opportunity for a first time buyer or Buy to Let investor to acquire a truly unique mews townhouse of attractive style built in 2014. This property has real character and charm, whilst providing well-appointed one bedroomed accommodation. The property features a very impressive open plan high vaulted first floor living/kitchen/dining arrangement with not only a Juliet balcony with French doors that open up, but also a number of Velux windows which all flood light in to the upstairs living areas. It was developed by an interior designer, with no expense spared.

**Offers Over
£225,000**



Holly House, Holly Street, Leamington Spa, CV32 4TN

Holly Street

Is a popular and convenient location, within walking distance of the town centre and all amenities. This quiet backwater location has consistently proved to be very popular.

ehB Residential are pleased to offer Holly House, which is an opportunity to acquire a unique, modern townhouse of attractive style, providing spacious, well-appointed one bedroomed accommodation, which features a most impressive open plan, first floor vaulted living/kitchen/dining arrangement, well-fitted wet room and good sized bedroom. The property is offered with IMMEDIATE VACANT POSSESSION. Inspection of this unique property, that will appeal to both first time buyers and investors, is highly recommended.

In detail the accommodation comprises:-

Entrance Hall

With timber and glazed panelled entrance door, wooden flooring, arched window feature, boiler cupboard containing gas fired central heating boiler and programmer & storage.

Bedroom

15' max x 8'6" min (4.57m' max x 2.44m'1.83m" min)
With a range of built-in wardrobes with hanging rails, mirrored doors, downlighters and radiator.

Wet Room

7' x 5'3" (2.13m' x 1.52m'0.91m")
Being tiled with mosaic tiled floor, integrated shower unit, pedestal wash hand basin with mixer tap, low flush WC, radiator.



Stairs and Landing

Lead to the...

Impressive Open Plan Living/Kitchen Arrangement 16'3" x 15' (4.88m'0.91m" x 4.57m')

Vaulted with Velux windows flooding light into this well-appointed open plan kitchen/living/dining arrangement, with uplighters and downlighter highlighting areas.

Living Area

With twin French doors to Juliet balcony, arched window feature and three Velux windows to two aspects, this living area is very bright and airy and feels like twice the size due to the high ceiling height.

Kitchen Area

Being well-fitted with a range of base cupboard and drawer units, complementary rolled edge work surfaces, built-in oven and four ring ceramic hob unit, built-in fridge, wine rack, inset single drainer stainless steel sink unit with mixer tap, built-in washing machine, wood flooring and radiator.

Broadband Availability

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

Mobile Phone Coverage

Great in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

The property has no rights of way or covenants known to the owner.

Tenure

The property is sold 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

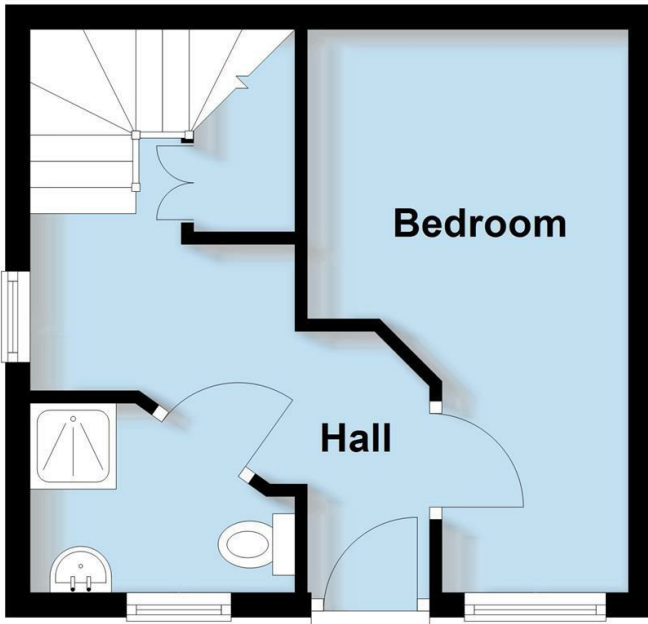
Council Tax Band B.

Location

CV32 4TN

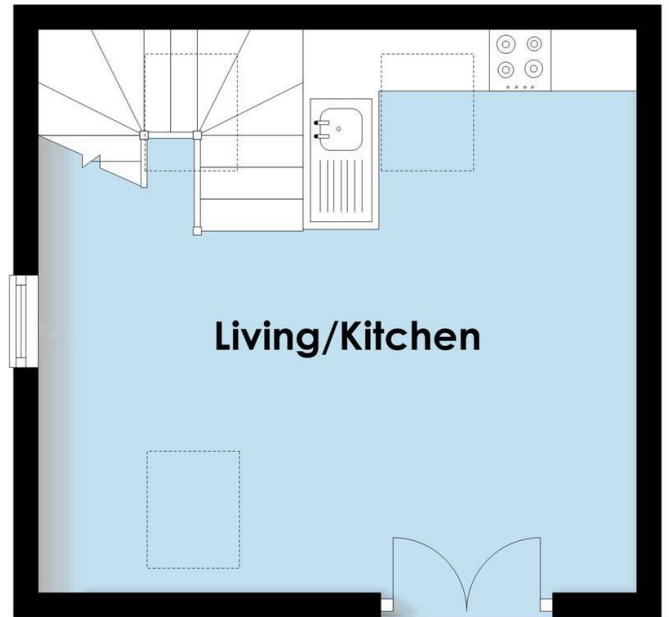
Ground Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



First Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



Total area: approx. 44.5 sq. metres (479.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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