

ehB
RESIDENTIAL

Your Property - Our Business



37, Eagle Street, Leamington Spa



An excellent opportunity to acquire a particularly well modernised, bay fronted mid-terrace villa. Providing well-appointed, spacious, gas centrally heated two bedroomed accommodation, featuring refitted kitchen and communal car parking facility, in highly regarded South Leamington Spa location.

Eagle Street

Is located just off Brunswick Street, is a popular and established South Leamington Spa location. Ideally sited within easy reach of the town centre and all facilities and amenities, including local shops, schools and a variety of recreational facilities including the nearby Eagle Recreation Ground immediately to the rear of the property. Previous sales experience has proven this location to be very popular.

ehB Residential are pleased to offer 37 Eagle Street, which is an outstanding opportunity to acquire a particularly well modernised, traditionally styled, bay fronted mid-terrace villa. Providing gas

centrally heated, two bedroomed accommodation, which has been subject to much recent improvement by the present owners. The refitted kitchen and custom built units throughout the property being particularly noteworthy. The property occupies a particularly pleasant position on this pedestrian walkway and also includes undesignated communal parking immediately to the rear of the property. The vendors have maintained and improved the property to a particularly high standard, and internal inspection is highly recommended.

In detail the accommodation comprises:-

Entrance Hall

With wood floor, staircase off, timber panelled entrance door with glazed fanlight, radiator.

Lounge/Dining Room

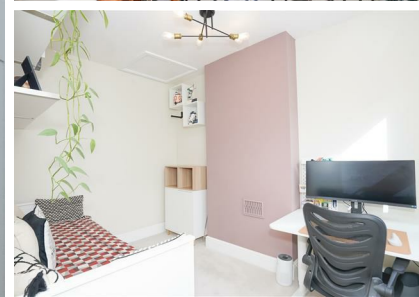
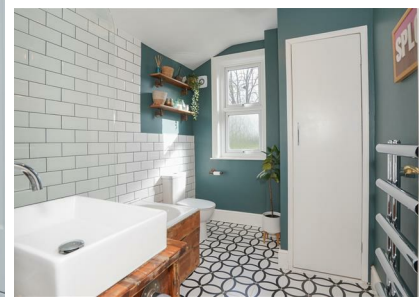
24'6" x 10' (7.47m x 3.05m)

With fireplace feature with tiled hearth, wood burner and timber lintel over, bay window with period style radiator, wood floor, built-in full height bookcase with base unit, two further custom built double full height cupboard units with cupboards over, built-in TV stand with cupboard under, shelves over, further radiator.

Refitted Kitchen

7'3" x 9' (2.21m x 2.74m)

With extensive range of attractive grey faced base cupboard and drawer units, with timber work surfaces and returns, matching range of high level cupboards, Belfast sink unit with mixer tap, built-in fridge freezer, dishwasher, and four ring ceramic hob unit, oven and extractor hood over, built-in microwave, concealed pelmet lighting, understairs "utility" recess with built-in washing machine, attractive herringbone pattern, wood effect flooring with underfloor heating



Stairs and Landing

With period style radiator, airing cupboard containing lagged cylinder immersion heater, gas fired central heating boiler and programmer.

Partly Refitted Bathroom/WC

7'3" x 9'3" (2.21m x 2.82m)

With white suite comprising panelled bath, vanity unit incorporating wash hand basin, with pedestal mixer tap, low flush WC, tiled splashback shower area, integrated shower unit, tiled floor with underfloor heating, chrome heated towel rail.

Bedroom

10'9" x 12'9" (3.28m x 3.89m)

With two double built-in wardrobes with hanging rails, cupboards over, period style radiator.

Bedroom

8'8" x 11'6" (2.64m x 3.51m)

With period style radiator, access to roof space, fitted shelves.

Outside

To the front of the property is a fore court. To the rear of the property is a pleasant, landscaped garden, with paved pathway, flanked by raised flower borders, shaped lawn, timber garden shed, outside tap, light and power point. Being walled with pedestrian access to a communal, non-designated parking area with views towards Eagle Recreation Ground. EV charger fitted at property

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

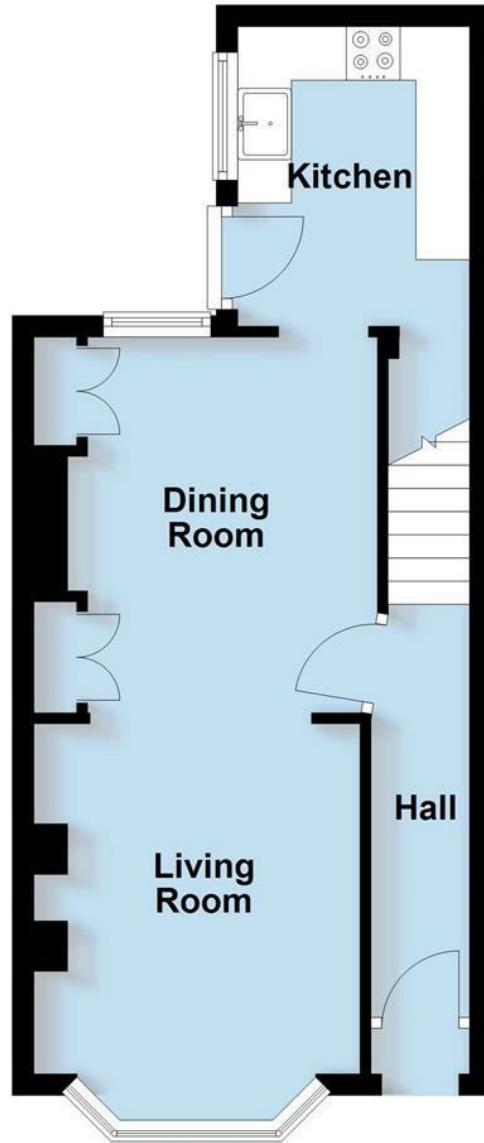
Council Tax Band B.

Location

CV31 2AQ

Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 68.5 sq. metres (737.2 sq. feet)

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

Your Property - Our Business

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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			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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