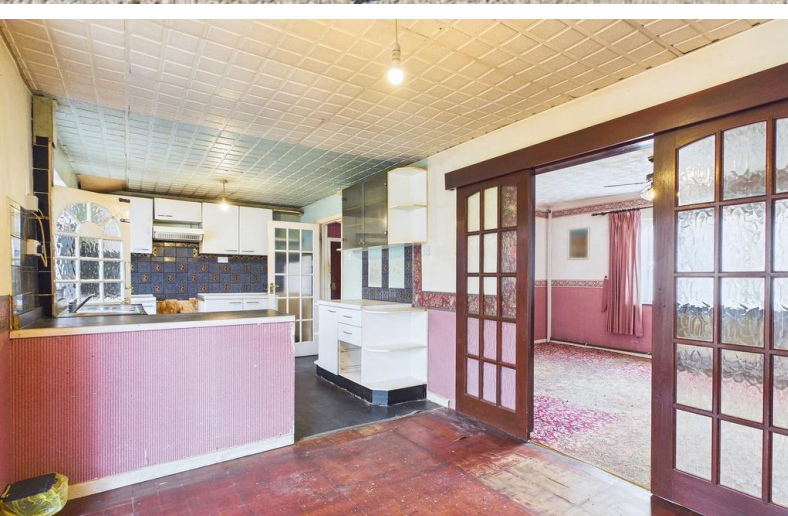


**FOR SALE**



**Brunswick Street, Leamington Spa**

**4 Bedroom, 1 Bathroom, Mid Terraced House**

**£270,000**

  
**MARTIN&CO**



- Four double bedrooms
- Terrace house
- Spacious living room
- Sunroom
- Low maintenance rear garden
- Ideal investment opportunity
- Convenient for town centre

A fantastic opportunity to acquire a spacious property with significant potential, ideally suited for developers, investors or buyers seeking a full refurbishment project. Situated in a popular and well-established residential area, this property offers excellent scope to modernise, extend or reconfigure (subject to the necessary consents).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**HALLWAY**  
12' 0" x 6' 4" (3.66m x 1.93m)



**LANDING**  
15' 7" x 5' 9" (4.75m x 1.75m)

**LIVING ROOM**  
16' 0" x 12' 1" (4.88m x 3.68m)

**BEDROOM**  
13' 4" x 9' 11" (4.06m x 3.02m)

**KITCHEN**  
22' 10" x 9' 6" (6.96m x 2.9m)

**BEDROOM**  
11' 3" x 9' 10" (3.43m x 3m)

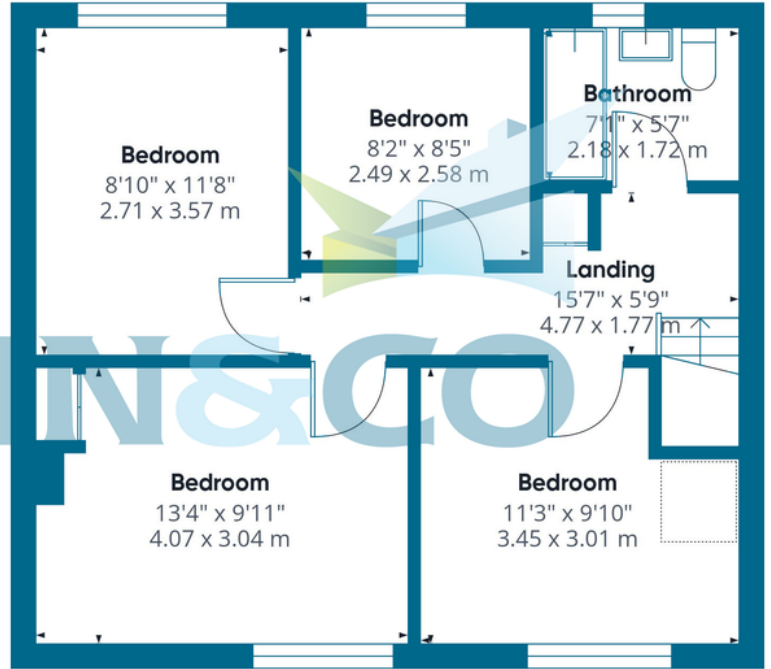
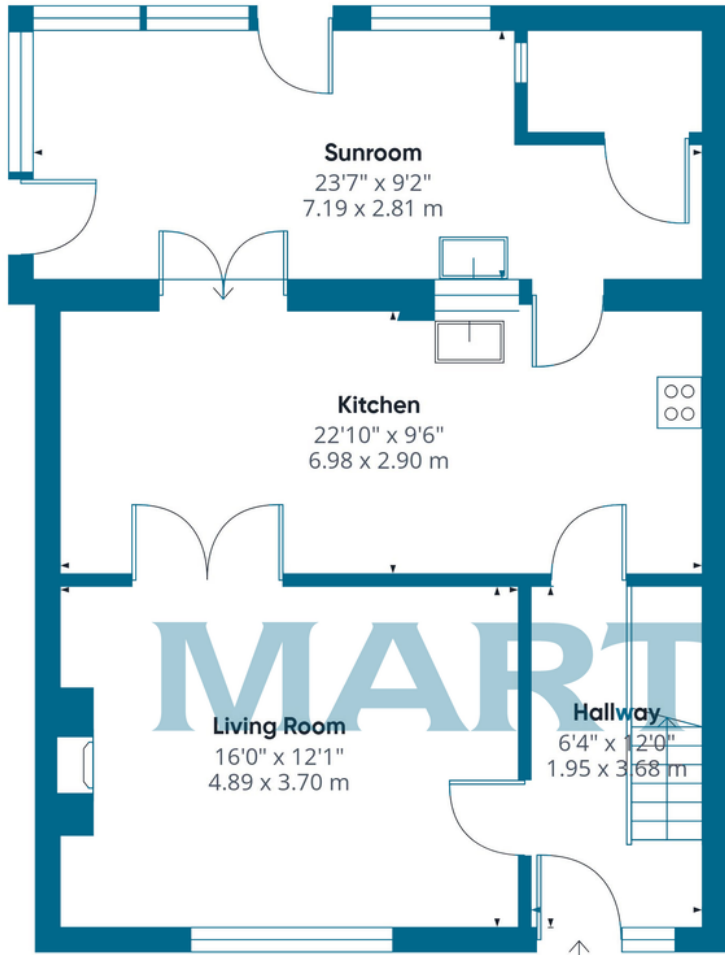
**SUN ROOM**  
23' 7" x 9' 2" (7.19m x 2.79m)

**BEDROOM**  
11' 8" x 8' 10" (3.56m x 2.69m)

**BEDROOM**  
8' 5" x 8' 2" (2.57m x 2.49m)

**BATHROOM**  
7' 1" x 5' 7" (2.16m x 1.7m)





Ground Floor

Approximate total area

1205 ft<sup>2</sup>

111.9 m<sup>2</sup>



**Martin & Co Leamington Spa** **01926 889 054**  
 38 Hamilton Terrace • Holly Walk • Leamington Spa •  
 CV32 4LY <http://www.martinco.com>  
 T: 01926 889 054 • E: leamingtonspa@martinco.com



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

