



NEW STREET, TOWN CENTRE

complete ● ● ●  
SALES & LETTINGS





Nestled in the charming area of New Street, Leamington Spa, this spacious end terrace house presents a remarkable opportunity to add an eight bedroom HMO to your portfolio or for a family to turn back into a double fronted characterful family home in the heart of town. With over 2,500 sq. ft the current layout as a HMO provides an impressive eight bedrooms, three bathrooms/shower rooms, living room, kitchen, cellar and secure walled garden.

Within the particularly desirable town of Leamington Spa, known for its beautiful parks, vibrant community, and excellent amenities. Residents can enjoy a variety of shops, cafes, and restaurants, all within easy reach. Whether you are looking to invest or to settle down in a thriving community, this Victorian gem on New Street is certainly worth considering.



#### Entrance

Consisting of UPVC front door leaning into entrance hall with, stairs rising to the first floor and doors flowing off into;

#### Bedroom One

A bay fronted large double room with ceiling pendant, wall mounted radiator and carpeted.

#### Bedroom two

Further double bay fronted room with wall mounted radiator and ceiling pendant.



#### Bedroom three

A small double room with UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling pendant and carpeted.

#### Living Room

To the rear of the property is a communal living area with UPVC double glazed window to the side elevation, wall mounted radiator and pendant light with door off into the communal kitchen.

#### Kitchen

Fitted with tiled flooring, a range of low-level white units with modern worktops and space for modern appliances. Integrated appliances included stainless steel sink with drainer and mixer tap. The kitchen also has a small utility area with space for fridge/freezers.



#### Ground Floor Bathroom

Finishing the ground floor, there is a bathroom including bath with electric shower over and glass screen, small wash basin within vanity unit with chrome mixer tap and UPVC double glazed window to the rear elevation.

#### Stairs and Landing

Carpeted stairs leading to the first floor with a further five bedrooms.

#### Bedroom Four

A large double room with UPVC window to the front elevation, wall mounted radiator, ceiling pendant and carpeted.

#### Bedroom Five

A large double with UPVC window to the front elevation, wall mounted radiator and ceiling pendant.

#### Shower room

With linoleum flooring, shower cubicle with electric shower, toilet and wash basin.



#### Bedroom Six

Further double bedroom with UPVC double glazed window to the side elevation, wall mounted radiator and pendant light.



#### Bedroom Severn

Further double bedroom with UPVC double glazed window to the side elevation, wall mounted radiator and ceiling pendant.

#### Main Bathroom

Part tiled with bath and shower over with bifold screen, wash basin with hot and cold chrome taps and toilet.

#### Bedroom Eight

Small double bedroom with UPVC double glazed window to the rear elevation, ceiling pendant and wall mounted radiator.

#### Cellar

Accessed via staircase situated under the stairs, leading to double chamber cellar (with great potential subject to planning).

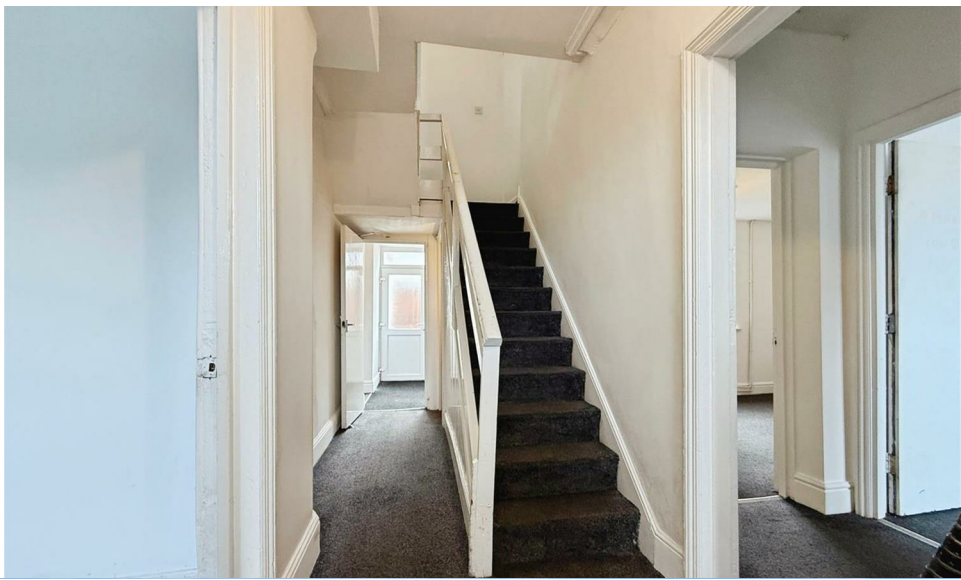
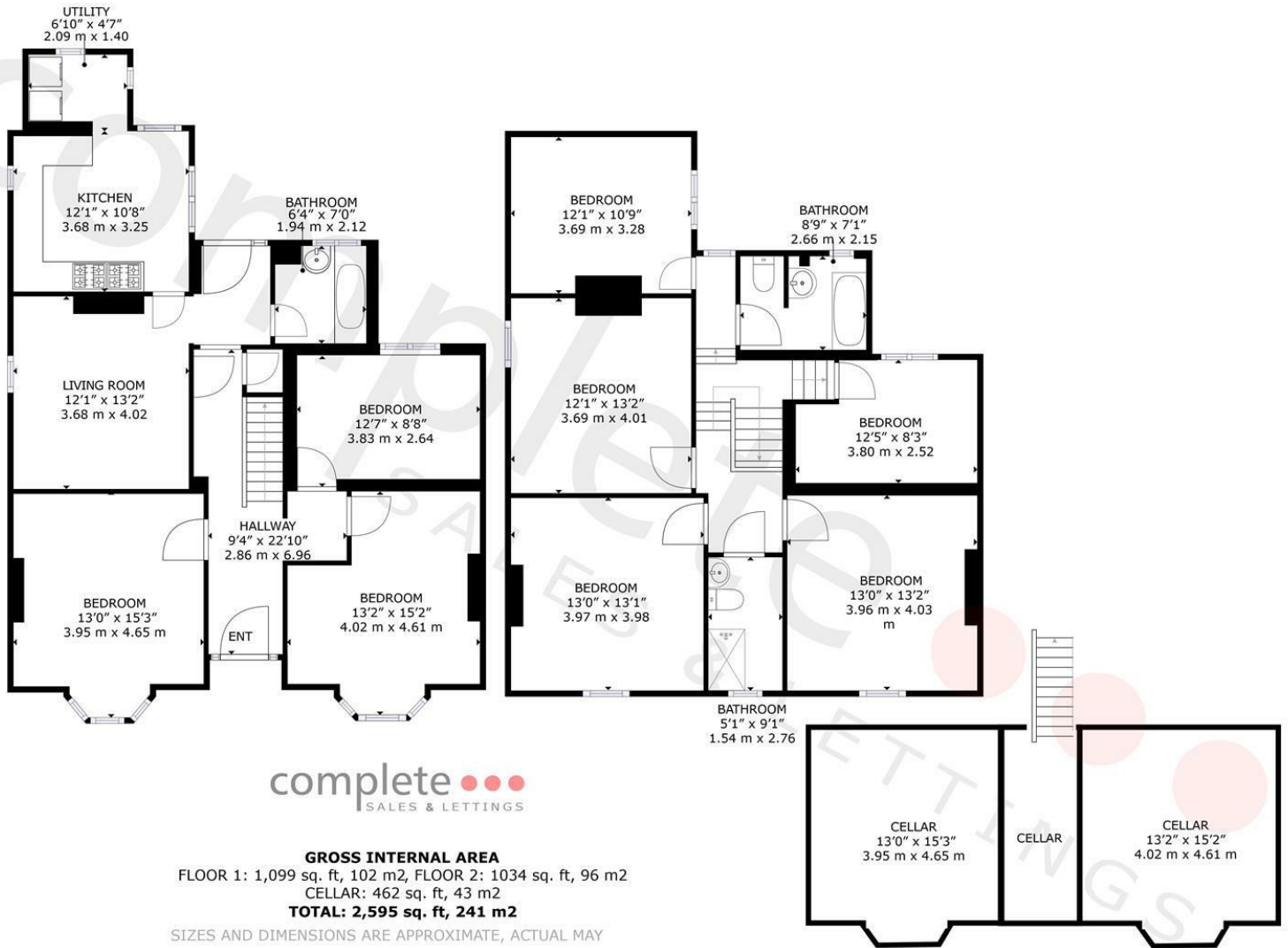
#### Garden

Outside the property is a secure walled large courtyard garden with gated side access.

#### Location

New Street occupies a sought after location approximately 5/10 minutes walk from Royal Spa town centre. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.







- 8 Bedroom HMO
- End Terrace Bay Fronted Home
- Fitted Kitchen
- Double Chamber Cellar
- Ideal Town Centre Location
- Ideal Investment Opportunity
- Three Shower Rooms/Bathrooms
- Communal Lounge
- Secure Walled Courtyard Garden
- No Chain



## NEW STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-28) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
[sales@complete247.co.uk](mailto:sales@complete247.co.uk)  
[www.complete247.co.uk](http://www.complete247.co.uk)

**complete** ● ● ●  
 SALES & LETTINGS