



Connells

Gordon Street
Leamington Spa



Property Description

Perfect for investors and families alike, this deceptively spacious three-bedroom mid-terrace property offers flexible accommodation arranged over three floors and presents an excellent opportunity for those seeking a buy-to-let investment or a substantial family home.

Previously licensed as a four-bedroom HMO, the property achieved an income of approximately £1,610 per calendar month on an 11-month basis, demonstrating its investment potential.

The accommodation briefly comprises a welcoming entrance hallway, a bay-fronted lounge, separate dining room, and a fitted galley kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom, whilst the second floor houses a generous third bedroom.

Further benefiting from a cellar, the property offers additional storage and exciting future potential for conversion, subject to the necessary planning permissions and building regulations.

Externally, the property enjoys a low-maintenance enclosed courtyard garden to the rear, providing an ideal outdoor space for relaxation and entertaining while to the front, on street parking is available.

Location

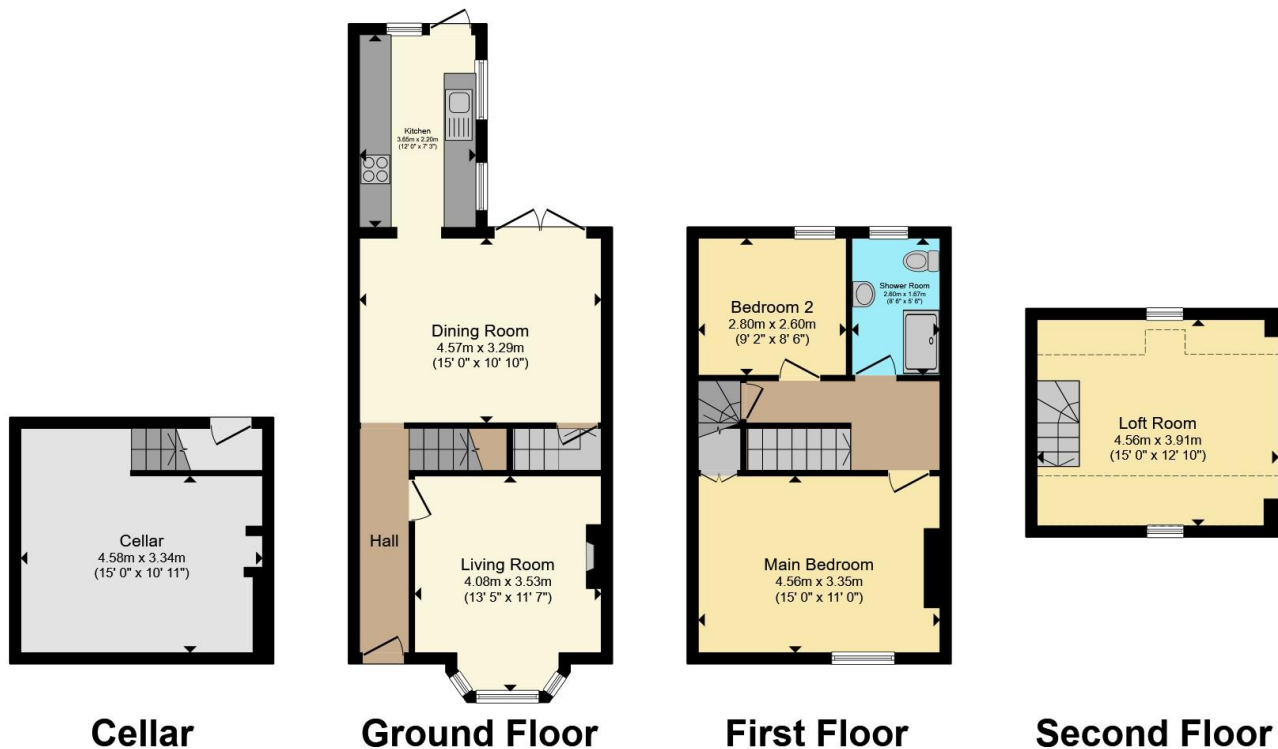
Situated in a popular and highly convenient location just to the east of Leamington Spa town centre, this property enjoys easy access to a wide range of amenities including shops, supermarkets, cafés, restaurants and leisure facilities. The beautiful Jephson Gardens, Pump Room Gardens and the town's vibrant Parade are all within walking distance (approx. 0.4miles away), offering excellent opportunities for recreation and socialising. The property is particularly well positioned for commuters, with Leamington Spa Railway Station located approximately 0.4 miles away, providing direct rail services to Birmingham, Coventry and London Marylebone, while excellent road links via the A452, A425 and nearby M40 motorway facilitate travel throughout the region.

Families are well served by a selection of nearby schools, including Clapham Terrace Community Primary School, St Anthony's Catholic Primary Academy and Shrubland Street Community Primary School, while secondary education options include the highly regarded Campion School, alongside a number of independent schools within Leamington Spa. Combining excellent transport connections, access to green spaces and a comprehensive range of local amenities, Gordon Street represents an attractive location for professionals, families and commuters alike.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 118.8 m² (1,279 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/SPA315559

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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