



Connells

Westlea Road
Leamington Spa

Westlea Road
Leamington Spa CV31 3JJ

for sale offers over
£450,000



Property Description

A fantastic investment opportunity to acquire this substantial seven-bedroom semi-detached property, currently operating as a House in Multiple Occupation (HMO) and generating an agreed rental income of £3,000 per calendar month, with scope to increase.

The property offers spacious and well-proportioned accommodation arranged over two floors, comprising seven bedrooms, a communal lounge, fitted kitchen, utility room, family bathroom and shower room and a convenient downstairs cloakroom. The layout lends itself perfectly to multi-let accommodation, making it an attractive prospect for investors seeking an established rental property with strong returns.

Externally, the property benefits from a driveway providing off-street parking, offering added convenience for residents.

The property is offered to the market with no onward chain and is ideally situated close to the train station, providing excellent transport links and making it a desirable location for tenants.

This is a great opportunity for investors looking for a well-located property with immediate rental income.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to bedroom two and the lounge.

Lounge

10' 11" x 10' 5" (3.33m x 3.17m)

Spacious, light and airy lounge with a window to rear elevation and doors to bedrooms one and three as well as the kitchen

Kitchen

15' 6" x 9' 5" (4.72m x 2.87m)

Fitted with base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances, a window to side elevation, access to the utility cupboard and doors to the side, bedroom four and the downstairs W/C.

Downstairs W/C

Fitted with a wash hand basin and a low level W/C.

Bedroom One

14' 2" max x 12' 10" (4.32m max x 3.91m)

Bay-fronted double bedroom.

Bedroom Two

12' 11" x 9' 10" (3.94m x 3.00m)

Double bedroom with a window to front elevation.

Bedroom Three

13' x 9' 3" (3.96m x 2.82m)

Double bedroom with a window to rear elevation.

Bedroom Four

10' 4" x 9' 10" (3.15m x 3.00m)

Double bedroom with a window to side elevation.

First Floor

Landing

With doors to bedrooms five, six and seven as well as the bathroom and separate shower room.

Bedroom Five

11' 1" x 11' 7" (3.38m x 3.53m)

Double bedroom with a window to rear elevation.

Bedroom Six

7' x 14' 3" (2.13m x 4.34m)

Double bedroom with a window to rear elevation.

Bedroom Seven

11' 1" x 11' 4" (3.38m x 3.45m)

Double bedroom with a window to front elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath and low level W/C. With a window to front elevation.

Shower Room

Fitted with a wash hand basin and a shower cubicle.

Outside

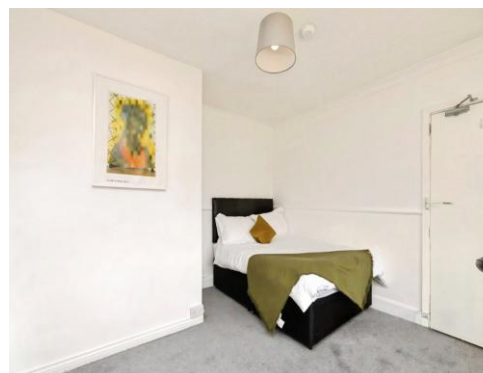
Parking

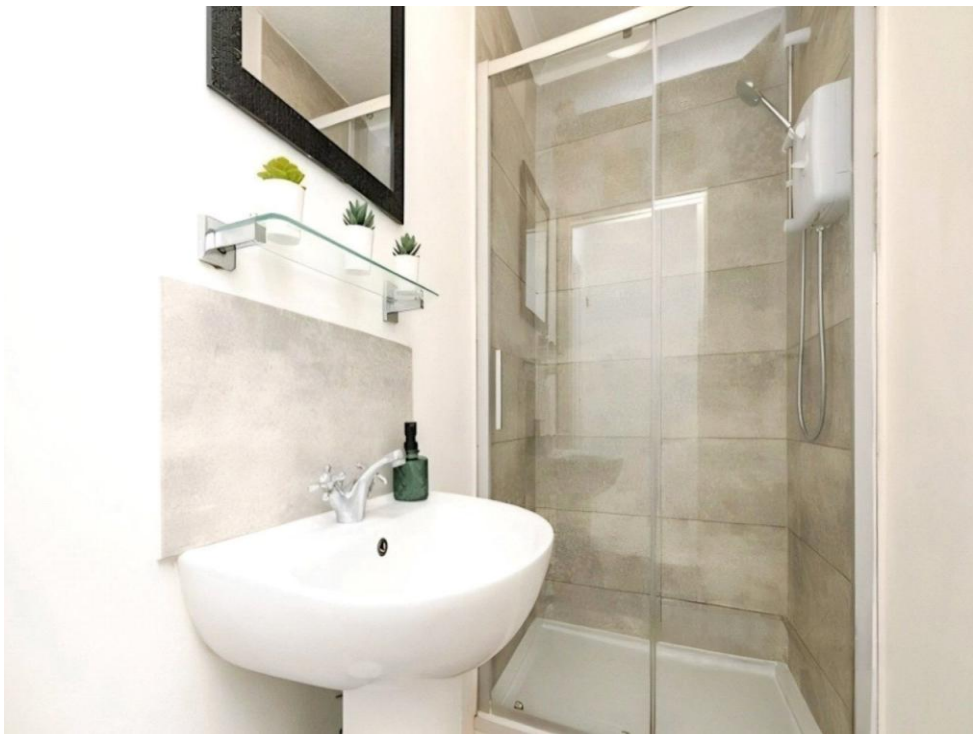
Driveway providing off road parking.

Garden

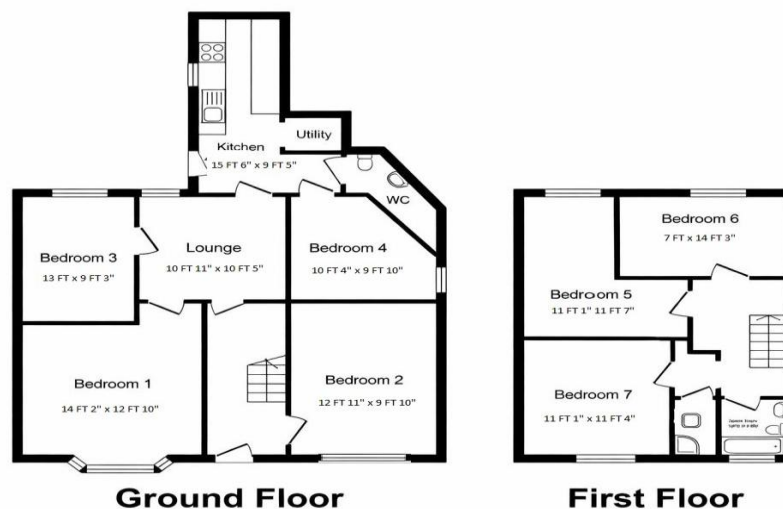
Buyer Aml Fee

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.









To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA309805



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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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