

Your Property - Our Business

**ehB**  
RESIDENTIAL



## 68, Leam Terrace, Leamington Spa, CV31 1DG

A rare opportunity to acquire a Grade II listed Regency style end terrace townhouse of character, providing spacious two bedroomed accommodation, requiring modernisation and improvement, in highly regarded South Leamington Spa location.  
**IMMEDIATE VACANT POSSESSION**

**Price Guide**  
**£285,000**



## 68, Leam Terrace, Leamington Spa, CV31 1DG

### Leam Terrace

Is a popular and established tree lined residential location, comprising many fine period dwellings. Conveniently sited within easy reach of the town centre and all amenities including shops, schools and a variety of recreational facilities including nearby Jephson Gardens. Over the years this location has consistently proved to be very popular.

ehB Residential are pleased to offer 68 Leam Terrace, which is an opportunity to acquire an attractive Regency style townhouse, providing spacious, gas centrally heated, two bedroomed end of terrace which retains much of the property's original features, yet requires complete modernisation and improvement. The property also includes two good size reception rooms, a cellar, and represents a unique opportunity with inspection recommended. The agents would also point out that due to the level of modernisation required cash buyers or high deposit purchasers would be preferable.

In detail the accommodation comprises:-

### Entrance Hall

With timber and glazed panelled entrance door, glazed panel over, wood block flooring, staircase off, original timber panelled doors lead to the Lounge. Access leading to the non-converted cellar.

### Lounge

11'5" x 11'10" plus bay (3.49m x 3.63m plus bay)

With marble fireplace and hearth, gas fire and connection, mantle, double radiator, sash bay window.

### Dining Room

10'0" x 12'5" (3.07 x 3.8 )

With patio doors to rear garden, radiator.

### Rear Hall/Kitchen

8'3" x 14'3" (2.52 x 4.36)

With a range of basic base cupboard and drawer units, rolled edge work surfaces, single drainer one and a half bowl sink unit, plumbing for automatic washing machine, gas fired central heating boiler and programmer, radiator. With door to non-converted cellar.

### Non-Converted Cellar

11'5" x 11'10" (3.49m x 3.63m)

Comprising one principle chamber with two stores off.

### Stairs and Mezzanine Landing

Leads to the...

### Bathroom

8'10" x 9'5" (2.71 x 2.88)

With panelled bath, vanity unit, wash hand basin, double radiator.

### Stairs and First Floor Landing

Leads to...



#### Separate WC

3'0" x 12'4" (0.93 x 3.77)

With low flush WC, radiator, Vellux window.

#### Bedroom One

19'5" x 12'1" (5.94 x 3.70)

With fireplace, fitted shelf, sash window, radiator.

#### Bedroom Two

10'1" x 12'3" (3.09 x 3.74)

With double built in wardrobe, hanging rail, cupboard over, radiator.

#### Outside

To the rear of the property is a small garden area, principally walled and close boarded fencing requiring some attention.

#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

#### 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

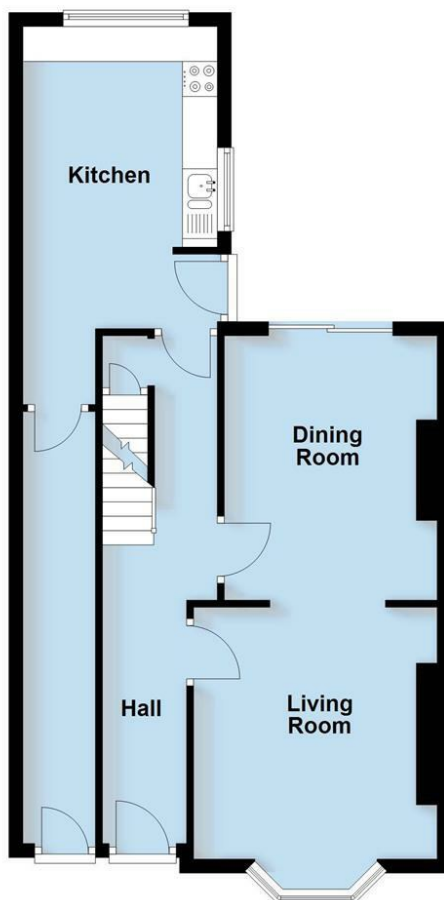
Council Tax Band D.

#### Location

CV31 1DG

### Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



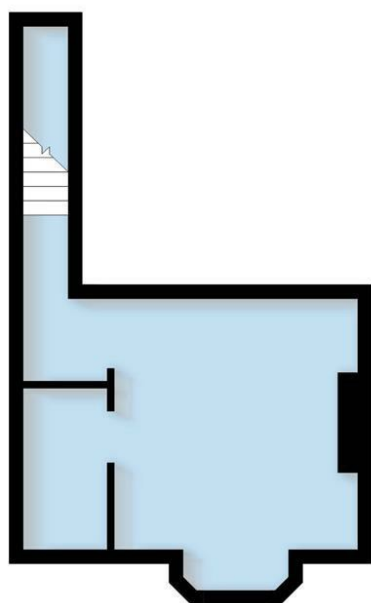
### First Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



### Basement

Approx. 20.6 sq. metres (222.0 sq. feet)



Total area: approx. 129.9 sq. metres (1398.6 sq. feet)

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

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144  
ehbresidential.com

Also at: 17-19 Jury Steet, Warwick, Warwickshire, CV34 4EL

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents



**IMPORTANT NOTICE** ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.