



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



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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

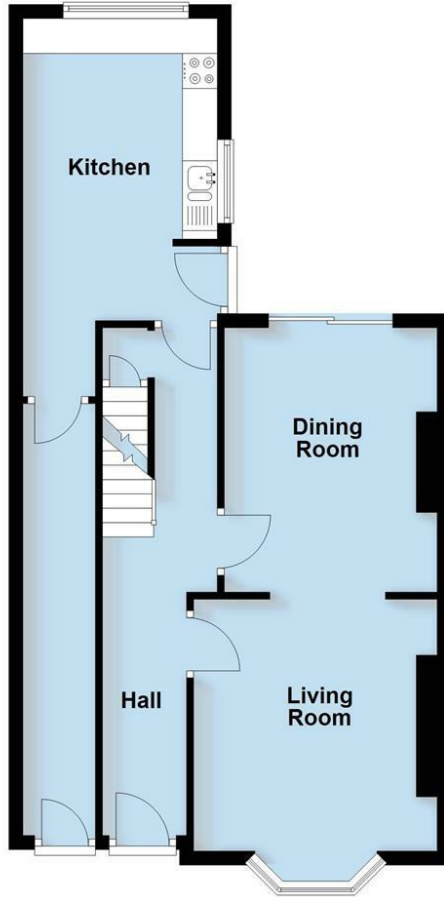
Council Tax Band D.

Location

CV31 1DG

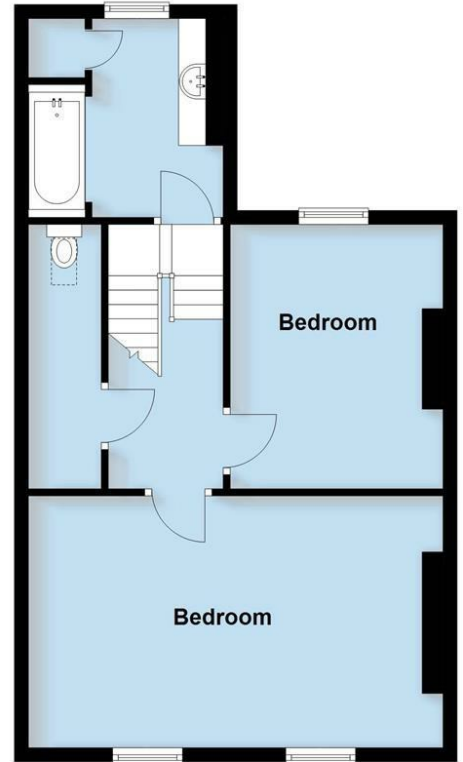
Ground Floor

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



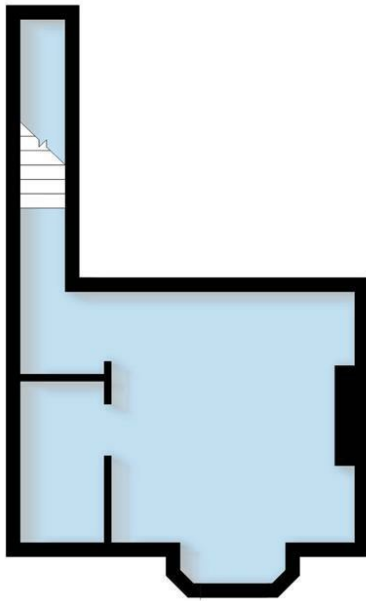
First Floor

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

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