ehB RESIDENTIAL

Your Property - Our Business

83, New Street, Leamington Spa

A rare opportunity to acquire a unique semi-detached mews townhouse of character. Providing well appointed two bedroomed accommodation, in highly regarded South Leamington Spa location.

New Street

Is a popular and established South Leamington Spa location, ideally sited within walking distance of the town centre and a good range of local facilities and amenities including shops, schools and a variety of recreational facilities including nearby Jephson Gardens. This particular location, which consists of mainly period properties, has consistently proved to be very popular.

ehB Residential are pleased to offer 83 New Street, which is an opportunity to acquire a unique semi-detached mews townhouse of character, providing gas centrally heated and sealed unit double glazed two bedroomed accommodation, which features an impressive open plan living/kitchen arrangement and charming "courtyard" style garden, and is offered to an excellent standard of presentation throughout. The agents consider internal inspection of this unique property to be essential for its character, deceptive size and level of appointment to be fully appreciated.

In detail the accommodation comprises:-

Entrance Hall

With composite entrance door with glazed fanlight, staircase off with balustrade, understairs cupboard, wood effect flooring, radiator.

Open Plan Living/Kitchen

Living Area

19'3" x 18'1" (5.87m x 5.51m)
With wood effect tiled floor, radiator, downlighters.

Kitchen Area

13'7" x 9'6" (4.14m x 2.90m)
With a range of base cupboard and drawer units, complementary rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer stainless steel sink unit, flexi-mixer tap, three quarter height unit, built-in oven, four ring hob unit, extractor hood, boiler cupboard containing gas fired central heating boiler and programmer, plumbing for automatic washing machine and dishwasher.

Stairs and Landing

With access to roof space, laminate floor.

Shower Room/WC
6'6" x 6'1" (1.98m x 1.85m)
With oversized tiled shower cubicle, integrated shower unit, vanity unit with wash hand basin, mixer tap, low flush WC, heated towel rail, Velux window.

Bedroom
14'6" x 11'3" (4.42m x 3.43m)
With radiator, gable window features with plantation blinds, downlighters, laminate flooring.

Bedroom
10'10" x 9'3" (3.30m x 2.82m)
With Velux window, matching flooring, radiator.

Outside (Rear)
To the rear of the property is a charming courtyard garden, principally paved and landscaped with ornamental fencing, with inset foliage screens, outside light, tap.

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 B.

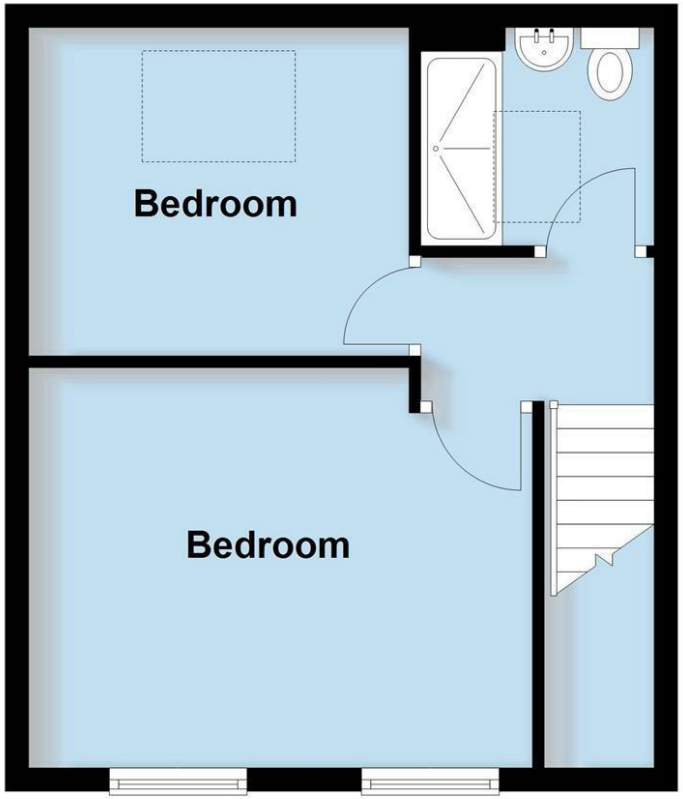
Location
CV31 1HL

Ground Floor

Approx. 33.1 sq. metres (356.1 sq. feet)

First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 67.1 sq. metres (721.8 sq. feet)

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

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

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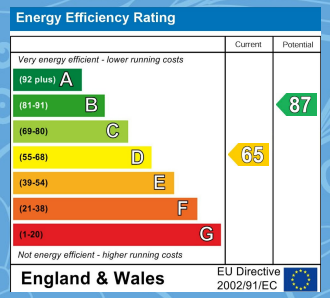

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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