

ehB
RESIDENTIAL

Your Property - Our Business



25, Northumberland Road, Leamington Spa



A truly outstanding opportunity to acquire an impressive, individually styled 1930's built detached family residence providing spacious, four bedroomed and two bathroomed accommodation, in what is generally regarded as one of Leamington Spa's most sought after residential locations.

[Northumberland Road](#)

Is a pleasant, tree lined location comprising many fine period dwellings, conveniently sited for easy access to the town centre and an excellent range of facilities and amenities including shops, schools - state and private, and a variety of recreational facilities. Also, within easy reach of the local railway station. This particular location

is generally as one of Leamington Spa's most popular and sought after locations.

ehB Residential are pleased to offer 25 Northumberland Road, which is an outstanding opportunity to acquire an impressive 1930's built, individually styled detached family residence providing spacious, four bedroomed and two bathroomed accommodation, includes four reception rooms, recently refitted kitchen and features a large mature garden, garaging and ample off road car parking.

The property has been recently subject to some improvement, however the agents do consider the

property to have considerable scope for further extension (subject to the usual consents), and development to purchasers own requirements. Northumberland Road has consistently proved to be exceptionally popular and the property ultimately representing a quite exceptional opportunity.

In detail the accommodation comprises:-

[Enclosed Storm Porch](#)

Being upvc framed sealed unit double glazed, tiled floor, with panelled entrance door with glazed leaded light.



Reception Hall

22' x 7'10" (6.71m x 2.39m)

With staircase off, with balustrade, picture rail and radiator.

Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback and tiled floor.

Lounge

24' x 13'4" (7.32m x 4.06m)

With stone fireplace and hearth, with gas real flame effect fire and connection, bay window, radiator, herringbone wood block floor, alcove with fitted shelves.

Sitting Room

12' x 14' (3.66m x 4.27m)

With bay window, radiator.

Dining Room

23'7" x 12'6" (7.19m x 3.81m)

With patio doors to rear garden, bay window, double radiator, wall light points, Velux window within part pitched ceiling feature, sliding doors to...

Family Room

12'10" x 22'6" (3.91m x 6.86m)

With radiator, access to garage.

Refitted Kitchen

12' x 10'6" (3.66m x 3.20m)

With extensive range of base cupboard and drawer units, complementary rolled edge work surfaces, tiled splashback, single drainer stainless steel sink unit with mixer tap, built-in dishwasher, appliance space, gas cooker point, downlighters, radiator.

Utility/Pantry

With plumbing for automatic washing machine, quarry tiled floor, fitted shelves, access to the...

Recessed Side Access/Porch

With good sized storage cupboard with fitted shelves.



Stairs and Landing

With radiator, access to boarded roof space.

Bedroom

12' x 10'10" (3.66m x 3.30m)

With radiator.

Bedroom

15' x 12' max (4.57m x 3.66m max)

With bay window, radiator.

Refitted En-Suite Shower Room/WC

8'9" x 5' (2.67m x 1.52m)

With tiled shower cubicle, Triton shower unit, low flush WC, basin, and built-in louvre doored cupboard.

Family Bathroom/WC

7'10" x 7' (2.39m x 2.13m)

Being tiled with tiled floor, with panelled bath, mixer tap, folding shower screen and integrated shower unit, bidet, low flush WC, pedestal basin, mixer tap, heated towel rail.

Bedroom

13'6" x 10'2" (4.11m x 3.10m)

With picture rail, bay window, radiator.

Bedroom

13'3" x 13'6" (4.04m x 4.11m)

With windows to two aspects including radiator, double built-in wardrobe, hanging rail, shelf, louvred doors.

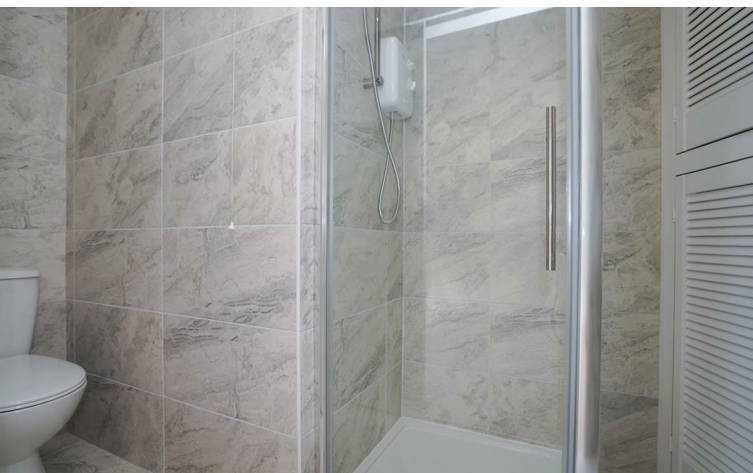
Outside (Front)

The property occupies a particularly pleasant position within Northumberland Road, extensive block paved drive and standing facility to the front of the property with central mature flower bed with conifer screen, being walled and railed and leading to the...

Adjoining Garage

16'7" x 13' (5.05m x 3.96m)

With electric up-and-over door, personal door, electric, light, power point, built-in cupboards, boiler cupboard containing Vaillant combination gas fired central heating boiler, pedestrian side access leads to the...



Outside (Rear)

Large, mature rear garden with extensive paved patio, shaped lawn, with mature screen divide leading to further shaped lawn, kitchen garden area and large ornamental pool, summerhouse, with conifer screen flanked by close boarded fencing and established foliage.

Mobile Phone Coverage

Good outdoor and 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 2025).

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

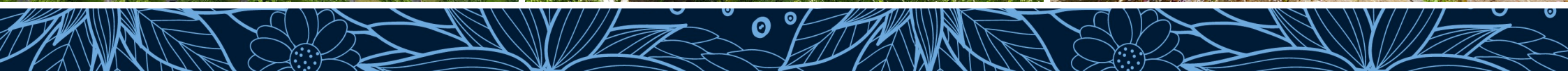
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band G.

Location

CV32 6HE





Your Property - Our Business

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Ground Floor

Approx. 158.8 sq. metres (1709.5 sq. feet)
(excluding (No_Tile))



Total area: approx. 233.0 sq. metres (2507.7 sq. feet)

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

First Floor

Approx. 74.2 sq. metres (798.2 sq. feet)

