



5a, Old Milverton Road, Leamington Spa

£305,000



An outstanding opportunity to acquire a completely refurbished, bay fronted semi-detached townhouse. Providing spacious, well-appointed two bedroomed accommodation, featuring comprehensively fitted kitchen. In highly regarded North Leamington Spa location. NO CHAIN

Old Milverton Road, Milverton

Is a popular and established North Leamington Spa location, situated approximately a mile from the town centre, close to a good range of local facilities and amenities including shops, schools and a variety of recreational facilities. The location, which comprises many fine period dwellings, has consistently proved to be very popular.

ehB Residential are pleased to offer 5A Old Milverton Road, which is an opportunity to acquire an impressive, completely refurbished and extended semi-detached town house. Providing gas centrally heated, two bedroomed accommodation, which features comprehensively fitted kitchen with appliances, downstairs

cloakroom/WC, basement and landscaped rear garden of note. The property would appeal particularly to first time buyers with inspection highly recommended. NO CHAIN

In detail the accommodation comprises:-

Bay fronted Entrance/Comprehensively Fitted Kitchen

14'3" x 8'5" (4.34m x 2.57m)

With bay fronted composite glazed panelled entrance door and side panel. With extensive range of gloss, white faced base cupboard and drawer units, complementary rolled edge work surfaces and returns, matching range of high level cupboards, gas fired central heating boiler and programmer, built-in fridge freezer, washing machine, dishwasher, oven and hob unit with stainless steel splashback, extractor hood over.

Staircase Off

With balustrade, attractive tiled effect flooring.

Cloakroom/WC

With low flush WC, pedestal basin, mixer tap, tiled splashback, extractor fan, matching flooring, radiator.

Access to Basement

13'10" x 8'4" (4.22m x 2.54m)

With storage area off.

Lounge

17'6" x 9'9" (5.33m x 2.97m)

With twin French doors to rear garden, double radiator, Velux windows.

Stairs and Landing

Access to roof space.

Bedroom

10'3" x 9'9" (3.12m x 2.97m)

With radiator.



Bedroom

14'6" x 8'3" min 11'6" max (4.42m x 2.51m min 3.51m max)
With bay window, radiator.

Bathroom/WC

6'4" x 5'7" (1.93m x 1.70m)

With white suite comprising panelled bath, mixer tap, shower attachment, vanity unit, wash hand basin, mixer tap, low flush WC, tiled splashbacks.

Outside

To the rear of the property pedestrian access leads to a landscaped garden with shaped synthetic turf and raised flower borders, being partly walled and partly close boarded fenced.

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 2065).

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 XXX.

Location

CV32 6AY

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

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

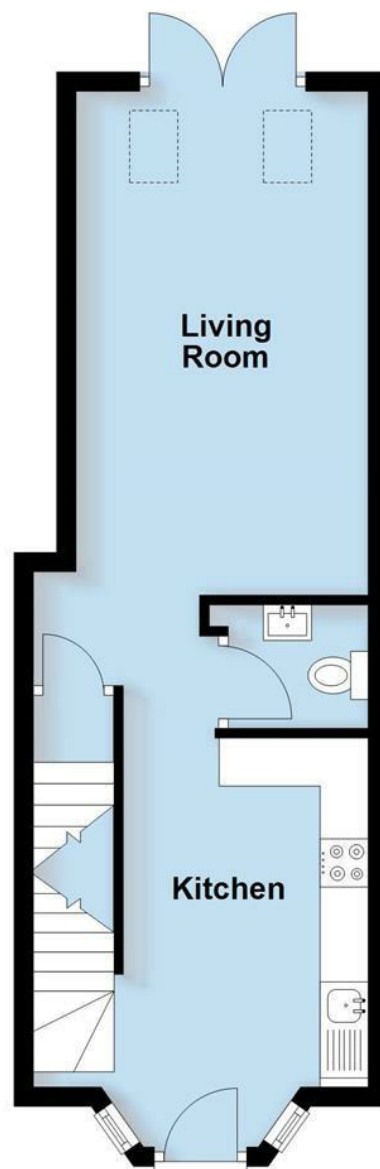
01926 881144 ehbresidential.com

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

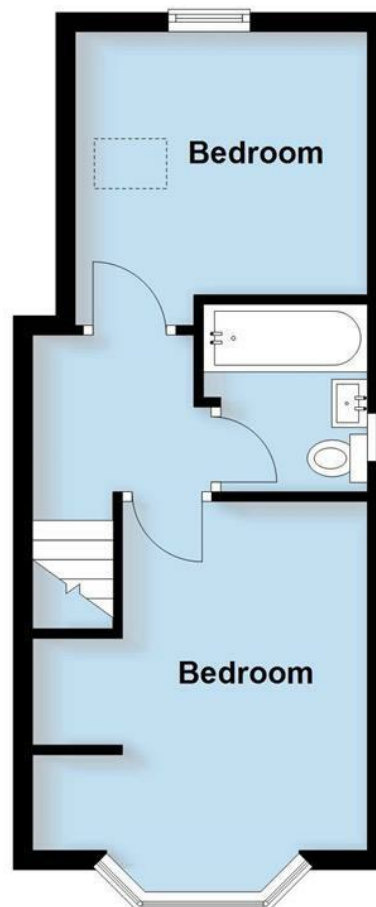
Ground Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



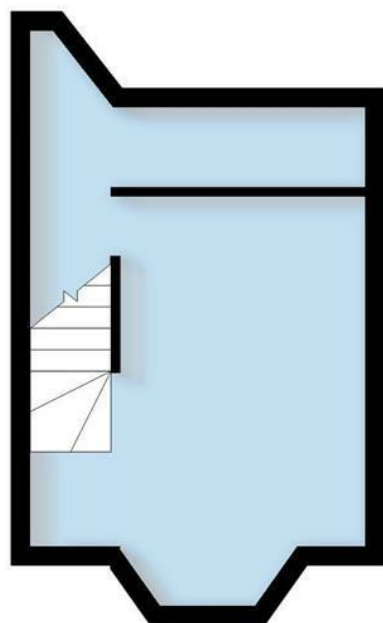
First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



Basement

Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 80.5 sq. metres (866.7 sq. feet)

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