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RESIDENTIAL

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**5, Mill Street, Leamington Spa**

**Offers Over  
£500,000**



An opportunity to acquire a most impressive period townhouse of immense character, recently subject to complete refurbishment and skilful extension to a particularly high standard in this highly regarded, convenient South Leamington Spa location.

The property provides superbly appointed three bedroomed and two bathroomed accommodation, featuring magnificent fitted open plan living/kitchen with atrium roof feature, skilfully modernised to retain much of the property's original character.

#### Mill Street

Is a popular and established South Leamington Spa location comprising many fine period dwellings, being conveniently sited within walking distance of the town centre and all amenities including shops, schools and a variety of recreational facilities including nearby Jephson Gardens. The location has consistently proved to be popular in recent years.

The property is an impressive mid-terraced townhouse of character which has been subject to complete modernisation, extension and improvement to

a particularly high standard throughout. The property has been thoughtfully modernised to successfully retain much of the property's original character with a high level of modern appointment, bespoke designer bathrooms and kitchen being particularly noteworthy. The property features an impressive open plan extended living/kitchen arrangement with atrium roof feature overlooking a landscaped garden and features high quality floor coverings throughout. The property is offered with IMMEDIATE VACANT POSSESSION and the agents consider internal inspection to be essential for this exception property to be fully appreciated.

In detail the accommodation comprises:-

#### Entrance Hall

With timber panelled entrance door with glazed fanlight over, radiator, Karndeian flooring, access to cellar and staircase off with original balustrade.

#### Lounge

11' x 11'10" (3.35m x 3.61m)

With period fireplace with tiled insert, open grate, slate hearth, sash window, radiator.

#### Open Plan Living/Kitchen

21' x 15'3" (6.40m x 4.65m)

With Karndeian flooring throughout, bi-folding doors overlooking rear garden and illuminated atrium roof feature, two radiators including two tubular contemporary style radiators, extensive range of attractive base cupboard and drawer units including adjoining peninsular unit with complimentary granite work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, matching range of high level cupboards, two built-in ovens and four ring ceramic hob unit with extractor hood over, built-in fridge freezer, dishwasher and washing machine.

#### Cloakroom/WC

Being half tiled with matching flooring, wash hand basin, mixer tap, low flush WC, gas fired central heating boiler and programmer, access to the...

#### Non Converted Basement - Principal Chamber

11'9" x 10'4" (3.58m x 3.15m)

#### Stairs and First Floor Landing

With balustrade.



#### Bedroom

11'10" x 9'6" (3.61m x 2.90m)

With built in wardrobe with hanging rail, shelf, sash window, radiator, downlighters.

#### En-Suite Shower Room/WC

With tiled shower cubicle with integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, chrome heated towel rails, half tiled walls, Karndean flooring, extra fan, fitted illuminated mirror.

#### Bedroom

9'3" x 8'9" (2.82m x 2.67m)

With wash window, radiator, built-in wardrobe with hanging rail, shelf.

#### Bathroom/WC

7'6" x 6'6" (2.29m x 1.98m)

With white suite comprising panelled bath, vanity unit with wash hand basin and mixer tap, low flush WC, chrome heated towel rail, Karndean flooring, half tiled walls and splashbacks.

#### Stairs and Spacious Second Floor Landing

With balustrade, upvc double glazed window.

#### Bedroom

11'6" x 10'9" avg (to purlin) 23' max (3.51m x 3.28m avg (to purlin) 7.01m max)

With Velux window, skylight, radiator.

#### Outside

There is a gravelled and railed fore court to the front of the property, landscaped rear garden with Indian slate tiled patio, shaped lawns, bounded by brick walls with pedestrian rear access.

#### 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 C.

#### Location

Proceeding east from the agents office via Warwick Street, proceed for its entirety following onto Willes Road, turning right into Leam Terrace. Mill Street is a turning on the left hand side and the property will be found located on the left hand side.

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- Land and New Homes Agents

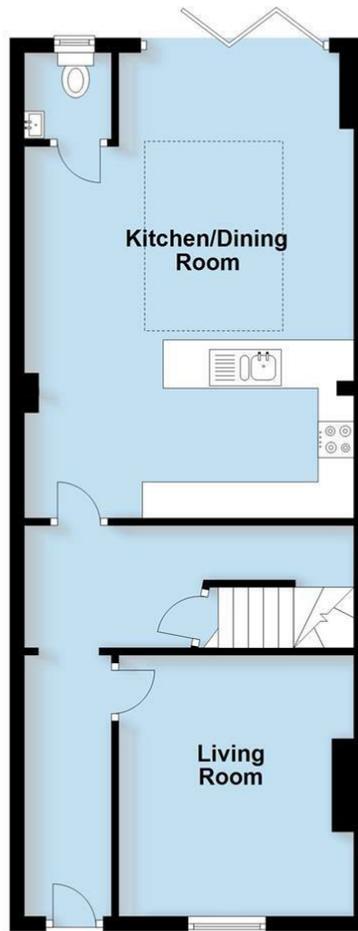
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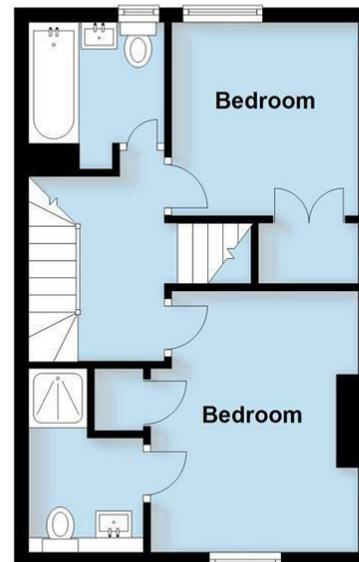
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

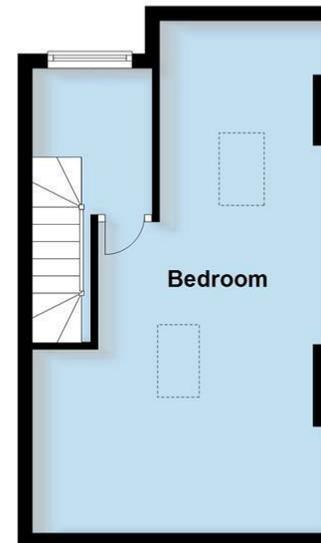
**Ground Floor**  
Approx. 54.1 sq. metres (582.7 sq. feet)



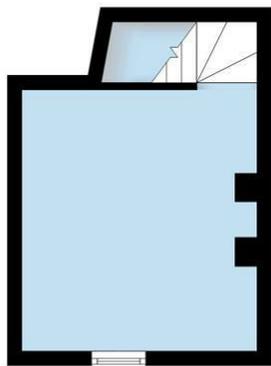
**First Floor**  
Approx. 33.7 sq. metres (362.2 sq. feet)



**Second Floor**  
Approx. 28.0 sq. metres (301.0 sq. feet)



**Basement**  
Approx. 13.8 sq. metres (148.7 sq. feet)



Total area: approx. 129.6 sq. metres (1394.6 sq. feet)

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