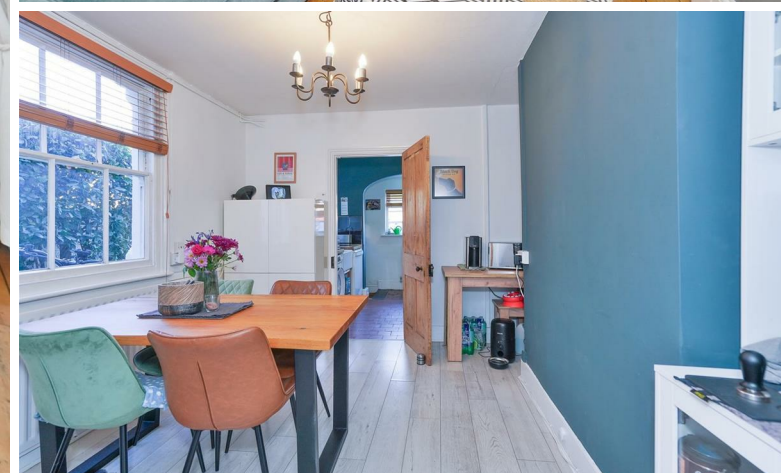


ehB
RESIDENTIAL

Your Property - Our Business



3, Hyde Place, Leamington Spa



A traditionally styled bay fronted mid-terrace villa of character, providing spacious, well-appointed three bedroomed accommodation including three reception rooms and basement, in highly regarded North Leamington Spa location.
NO CHAIN

Hyde Place

Located just off Warwick Place, is a popular and established North Leamington Spa location, conveniently sited within walking distance of the town centre and all amenities including shops,

schools, and a variety of recreational facilities. Over recent years this particular location has consistently proved to be very popular.

Briefly Comprising;

Entrance hall and stairs, living room, dining room, rear lobby, ground floor WC, basement, breakfast room, kitchen. First Floor landing, three well proportioned bedrooms, bathroom. Gas radiator heating. Fore garden, walled rear garden.

Recessed Porch

With timber and glazed panelled entrance door.

Reception Hall

With wood floor, radiator, staircase off, original balustrade, coving to ceiling, downlighters.

Lounge

14'7" x 13' (4.45m x 3.96m)

With wood floor, period fireplace with tiled insert and hearth, gas real flame effect fire and connection, sash bay window, double radiator, picture rail, coving to ceiling, open to the...



Dining Room

12'3" x 10'7" (3.73m x 3.23m)
With sash window, picture rail, coving to ceiling, radiator, wood flooring.

Accessed from the Reception Hall is the...

Unconverted Basement - Principal Chamber

11'6" x 11'9" (3.51m x 3.58m)
With meters and further store off.

Rear Lobby

Giving access to...

Cloakroom/WC

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

Breakfast Room

12'3" x 10' (3.73m x 3.05m)
With sash window, wood floor, radiator.

Fitted Kitchen

9'3" x 9'3" (2.82m x 2.82m)
With quarry tile floor, windows to two aspects, double radiator, base cupboard and drawer units

with Belfast sink unit, timber work surfaces, plumbing for automatic washing machine/dishwasher, Smeg Range with extractor hood over, tiled splashbacks, high level cupboards, with stable door to rear garden.

First Floor Landing

With downlighters, access to roof space, built-in original cupboards, turned balustrade.



Bedroom One

16' x 12' (4.88m x 3.66m)

With two double built-in wardrobes, hanging rail, shelves, sash window, radiator.

Bedroom Two

10'6" x 12'4" (3.20m x 3.76m)

With sash window, picture rail, radiator.

Bedroom Three

10' x 12' max 8'3" min (3.05m x 3.66m max 2.51m min)

With sash window, radiator, boiler cupboard containing Glow-Worm gas fired central heating boiler.

Bathroom/WC

5'2" x 7'2" (1.57m x 2.18m)

With white suite comprising panelled bath with mixer tap, pedestal basin with mixer tap, low flush WC, chrome heated towel rail, tiled splashbacks

and shower area with integrated shower area and screen.

Outside

There is a fore court to the front of the property, and small rear garden principally paved with raised flower beds, being walled with pedestrian access.

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 2025).



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 E.

Location

CV32 5BT

Your Property - Our Business

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

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

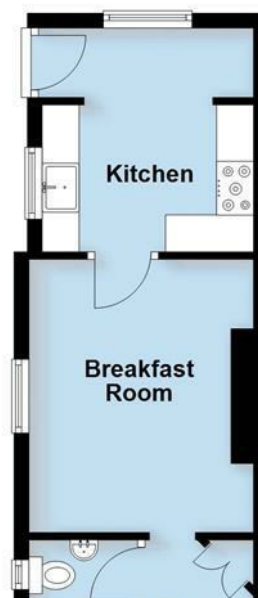
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(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. 63.1 sq. metres (679.7 sq. feet)



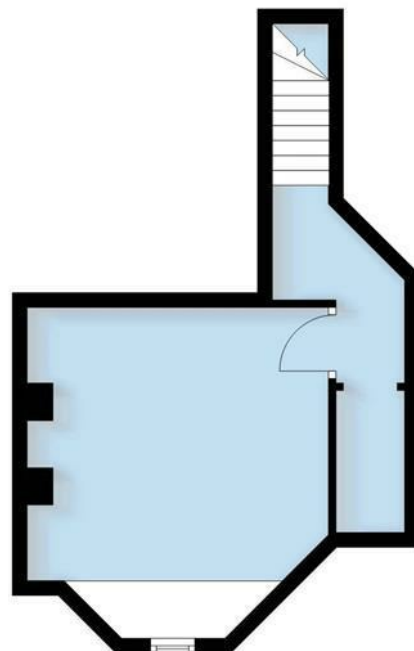
First Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



Basement

Approx. 23.6 sq. metres (253.7 sq. feet)



Total area: approx. 140.0 sq. metres (1506.5 sq. feet)

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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.