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16, Norfolk Street, Leamington Spa



A stylishly presented and updated, bay fronted two double bed roomed Victorian terrace, situated in this highly popular and convenient North Leamington location.

#### Briefly Comprising;

Entrance hallway, living room with bay window, open plan to dining room with herringbone floor throughout, refitted modern shaker style kitchen. First floor landing, two spacious double bedrooms, (master with fitted wardrobes), and attractive refitted bathroom with separate shower cubicle. Fore garden and attractively landscaped, walled rear garden. Gas radiator heating, upvc double glazing.

#### Norfolk Street

Is situated in a most convenient location, just North East of the town centre, and also within walking distance of the Campion Hills and Newbold Comyn, where there is a wide array of leisure facilities.

This particular property has been thoughtfully and stylishly updated by the current occupiers to include; new upvc windows, radiators, boiler, kitchen, bathrooms, and replastered finishes, and as a consequence is presented to a high standard and should prove ever popular to a wide variety of buyers.

#### The Property

Is approached via herringbone blue brick block paved path leading up to a composite entrance door with obscure glazed panels, giving access to...

#### Entrance Hallway

With downlighter points to ceiling, radiator, staircase rising to first floor landing, four panel stripped door to dining room.

#### Through Living/Dining Room

26'6" overall into bay (8.08m overall into bay)





### Living Room

10'5" x 11'5" plus bay (3.18m x 3.48m plus bay)  
 With feature fireplace surround, with attractive open shelving and cupboard to the left of the chimney recess, upvc double glazed bay window to front elevation with shutters behind, downlighter points to ceiling, column style contemporary radiator and attractive herringbone floor leading through into the...

### Dining Room

10'11" x 12'4" (3.33m x 3.76m)  
 With upvc double glazed window to rear elevation with plantation style shutters behind, radiator, downlighter points to ceiling, exposed four panel door to useful understairs store cupboard, and further matching door with step leading down to...

### Refitted Kitchen

6'11" x 10'1" (2.11m x 3.07m)  
 With a range of light grey shaker style wall and base units, with complementary square edged working

surface over, sink drainer unit with mixer tap, inset four point electric hob with stainless oven below, and stainless and glazed filter hood over, space for tall fridge freezer, concealed dishwasher, space and plumbing for washing machine, splashback tiling, downlighter points to ceiling, upvc obscure double glazed window to side elevation, extractor, cupboard concealing refitted Vaillant boiler, part upvc double glazed door to garden.

### First Floor Landing

With hatch to partially boarded roof space, with loft ladder, downlighter points to ceiling.





#### Bedroom One (Front)

13'7" into fitted w'robes x 11'5" (4.14m into fitted w'robes x 3.48m)  
 With upvc double glazed window to front elevation, downlighter points to ceiling, double radiator, fitted wardrobes to each chimney recess with hanging, built-in drawers and high level storage over.

#### Bedroom Two (Rear)

8'10" x 12'3" (2.69m x 3.73m)  
 With downlighter points to ceiling, upvc double glazed window to rear elevation, radiator.

#### Bathroom

Attractively refitted with a white contemporary suite to comprise; double ended bath with central filler, low level WC, wash hand basin set into floating vanity storage, with mono-mixer, large walk-in shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, fully tiled with neutral toned marble look long form tiling to the walls, and square matching tiles to the floor, Xpelair extractor, upvc obscure double glazed window to rear elevation, downlighter points to ceiling, tall chrome towel rail.

#### Outside (Front)

To the front of the property is a shallow fore garden set behind dwarf brick wall with slate chippings.

#### Outside (Rear)

The West facing rear garden surrounded in the main by brick walling, and attractively landscaped with stone paved patio immediately to the rear of the dining room and side of the kitchen, with outside tap. Steps leading down to the remainder of the garden with blue brick block paved path, attractively landscaped herbaceous borders and another paved terrace area catching the sun from the South and the West. Pedestrian gated access to the rear.





#### Attached Outhouse

Providing useful storage.

#### 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 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.

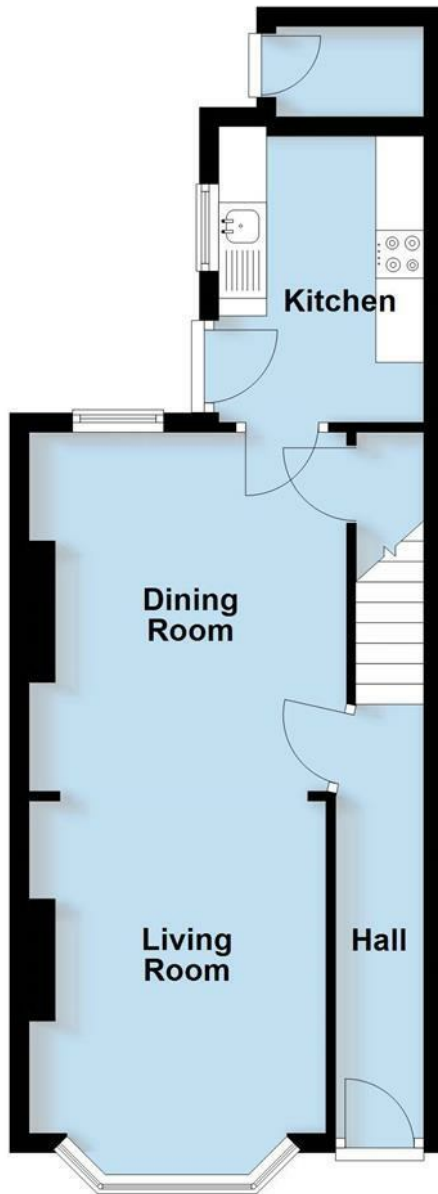
#### Council Tax

Council Tax Band C.

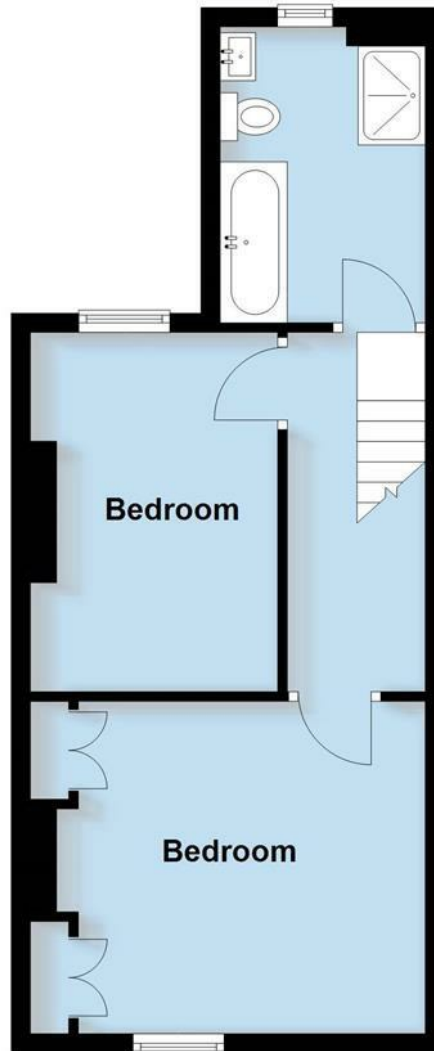
#### Location

CV32 5YQ

**Ground Floor**  
Approx. 38.9 sq. metres (418.9 sq. feet)



**First Floor**  
Approx. 37.0 sq. metres (398.1 sq. feet)



**Total area: approx. 75.9 sq. metres (817.0 sq. feet)**

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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