

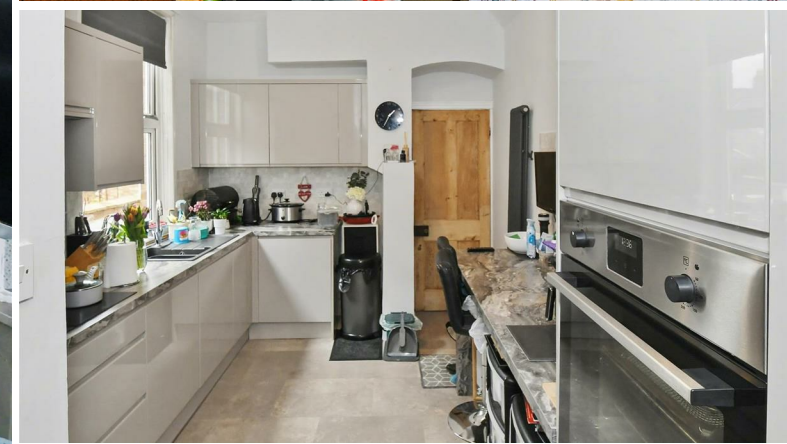
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RESIDENTIAL

Your Property - Our Business



25, Brownlow Street, Leamington Spa



A character bay fronted, four bedroomed mid-terrace property situated in this highly sought after and convenient location.

Briefly Comprising:

Arched recessed porch, entrance hallway, sitting room with bay window, dining room, modern refitted kitchen, rear lobby, ground floor WC. First floor landing, large master bedroom with fitted wardrobes, bedroom two, white family bathroom, bedroom four, attic conversion providing bedroom three. Fore garden, walled, lawned and patioed rear garden. Double glazing. Gas radiator heating.

Brownlow Street

And the neighbouring roads are consistently proving to be highly sought after in Leamington, suiting buyers of all types looking for a property in an established location and within easy reach of the town centre and local amenities. The property benefits from four bedrooms, and offers further scope for improvement and updating.

The Property

Is approached via a path, leading to arched recessed Entrance Porch with timber framed glazed door.

Entrance Hallway

With staircase rising to first floor landing, radiator, doors to useful downstairs storage.

Sitting Room (Front)

11'9" into chimney rec x 13'6" into bay (3.58m into chimney rec x 4.11m into bay)

With upvc double glazed bay window to front elevation, radiator, fireplace surround.

Dining Room

9'11" x 12'11" (3.02m x 3.94m)

With fireplace surround, double glazed window to rear elevation, radiator.

Kitchen

8'11" x 15'5" max (2.72m x 4.70m max)

With pantry to the side, with window and shelving. The kitchen area has been refitted with an attractive range of high gloss wall and base units, with complimentary marble look working surface over, sink drainer unit with mixer

tap, inset four point electric hob with concealed filter hood over, Zanussi oven, concealed fridge and freezer, concealed AEG dishwasher, concealed Candy washing machine. Upvc double glazed window to side elevation. Breakfast bar, column style radiator, stripped four panelled door to rear Lobby.

Rear Lobby

With radiator and doors to garden and WC.

Ground Floor WC

With low level WC, upvc double glazed window.

First Floor Landing

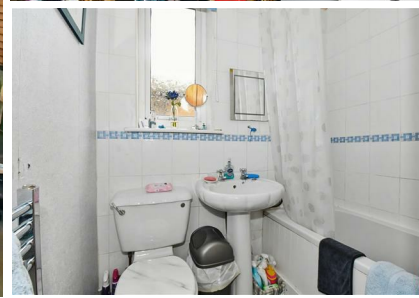
Giving access to all first floor accommodation and spiral staircase rising to Attic Conversion.

Bedroom One (Front)

14'3" plus chimney rec x 13'6" into bay (4.34m plus chimney rec x 4.11m into bay)

With upvc double glazed bay window to front elevation, fitted wardrobes to chimney recesses, further run of fitted wardrobes and radiator.





Bedroom Two (Rear)

9'11" into chimney rec x 13' (3.02m into chimney rec x 3.96m)
With original fireplace surround, radiator, upvc double glazed window to rear elevation.

Bedroom Four (Rear)

8'11" x 7'9" plus doorway (2.72m x 2.36m plus doorway)
With upvc double glazed window to rear elevation, radiator.

Family Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted Triton Madrid II electric shower over, with splashback tiling, upvc obscure double glazed window to side elevation, chrome radiator towel rail.

Attic Bedroom Three

15'5" max x 12'1" (4.70m max x 3.68m)
With Velux double glazed roofline window to rear elevation, downlighter points to ceiling, double radiator, eaves storage access.

Outside (Front)

To the front of the property is a shallow fore garden set behind dwarf wall. Path leading to the entrance door.

Outside (Rear)

The rear garden is principally surrounded by brick walling, with a paved patio area immediately to the rear of the property. Blue brick paviours lead to rear gated access. Garden principally laid to lawn.

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 D.

Location

CV32 5XH

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	59	
(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

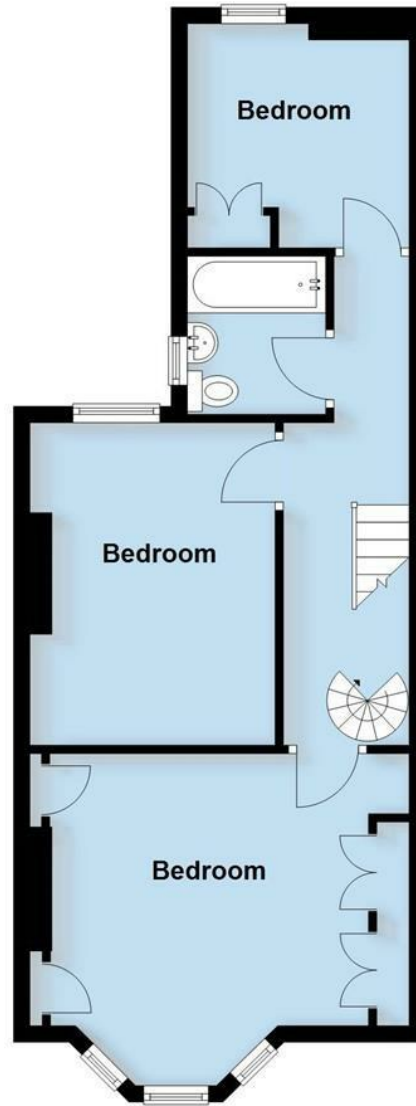
Ground Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



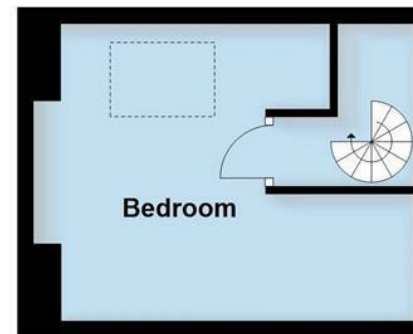
First Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



Second Floor

Approx. 17.1 sq. metres (183.9 sq. feet)



Total area: approx. 118.1 sq. metres (1271.3 sq. feet)

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