

ehB
RESIDENTIAL

Your Property - Our Business



9, Regent Street, Leamington Spa

Price Guide £649,000



An outstanding opportunity to acquire an imposing Grade II Listed town house of immense style and character. Sympathetically modernised to retain much of the property's original character features with a high level of appointment, extensive accommodation arranged over four floors plus additional self-contained basement apartment. Main accommodation includes four/five good sized bedrooms.

The property features a quite charming self-contained lower ground floor apartment which provides considerable scope for a guest suite, family accommodation and is currently successfully utilised as a short term let via Booking.com. Potential income is available upon request.

Regent Street

Is a popular town centre location conveniently sited close to all amenities, including shops, schools, recreational facilities and also within easy reach of the railway station. This pleasant town centre location has consistently proved to be very popular.

ehB Residential are pleased to offer 9 Regent Street, which is a truly outstanding opportunity to acquire an imposing Grade II Listed town house, with extensive four/five bedroomed accommodation arranged over four floors, including feature first floor living room and separate basement apartment of note. The property has been sympathetically modernised with much recent improvement

by the present owners, combining a high level of modern appointment whilst retaining much of the property's character features. The property is presented to an excellent standard throughout, and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Vestibule

With original timber panelled entrance door, with glazed panel over, coving to ceiling, laminate flooring.

Reception Hall

With laminate flooring, original ornate arch, coving to ceiling, dado rail and understair utility cupboard with plumbing for automatic washing machine.





Dining Room

12'9" x 12'1" (3.89m x 3.68m)

With wood burner, marble hearth and lintel over, flanked by base cupboard units, sealed unit sash window, period style radiator, wood effect flooring and timber panelled doors to...

Refitted Kitchen

9'3" x 7'10" (2.82m x 2.39m)

With a range of base cupboard and drawer units, contemporary work surfaces, single drainer stainless steel sink unit with mixer tap, built-in fridge freezer, stainless steel oven and four ring ceramic hob unit with extractor hood over, flanked by high level cupboards, tiled splashbacks, built-in dishwasher, coving to ceiling, downlighters and sash window.

Stairs and First Floor Landing

With original balustrade, concealed radiator, leads to...

Bedroom/Reception Room

With original cast iron fireplace and mantle, radiator, boiler cupboard containing gas fired central heating boiler and programmer

First Floor

Lounge/Drawing Room

12'1" x 15'9" (3.68m x 4.80m)

With fireplace feature with wood burner and hearth, sealed unit double glazed sash windows, radiator, coving to ceiling, downlighters, wood effect laminate flooring, TV point and stairs to...



Mezzanine Landing

Shower Room/WC

With tiled shower cubicle, Triton shower unit, wash hand basin, mixer tap, low flush WC, contemporary style radiator, two fully tiled walls and floor.

Second Floor Landing

With original balustrade, radiator, arched window feature.

Family Bathroom/WC

With stand alone rolled top bath with mixer tap, shower attachment, original fireplace, low flush WC, vanity unit incorporating wash hand basin, mixer tap, tiled shower cubicle, integrated shower unit, tiled floor, chrome heated towel rail, half tiled walls and downlighters.





Bedroom

With original fireplace, two radiators, sealed unit sash windows, coving to ceiling, matching wood effect flooring, downlighters.

Bedroom

With radiator, matching flooring, fireplace, downlighters.

Bedroom

With period fireplace, wood effect flooring, sash window, downlighters, radiator.

Bedroom

With radiator, sash window, matching flooring.

Self-Contained Basement Apartment

With steps leading to a forecourt with integrated store and leads to the...

Open Plan Lounge/Kitchen

18'2" x 15'1" (5.54m x 4.60m)

With original cast iron Range, range of attractive base cupboard and drawer units with granite work surfaces, matching range of high level cupboards, stainless steel oven, four ring ceramic hob unit, colour matched sink unit with mixer tap and electric radiator. Leads to the...

Bedroom

9'0" x 7'11" (2.74m x 2.41m)

With electric radiator, laminate floor, downlighters.

Inner Hall

With plumbing for automatic washing machine and vented for tumble dryer. Leads to the...

Shower Room/WC

With shower cubicle with integrated shower unit, low flush WC, chrome heated towel rail, vanity unit incorporating wash hand basin with mixer tap, tiled splashback, tiled floor, downlighters, extractor fan.

Outside (Rear)

To the rear of the property is a paved area immediately to the rear with paved pathway leading to a walled garden area, principally gravelled with sun deck, outside tap and outside power point, two garden sheds both with power source.



[Parking](#)

Permit parking.

[Mobile Phone Coverage](#)

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

[Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

[Specific Notes](#)

This property is Grade II Listed.

[Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves,

[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](#)

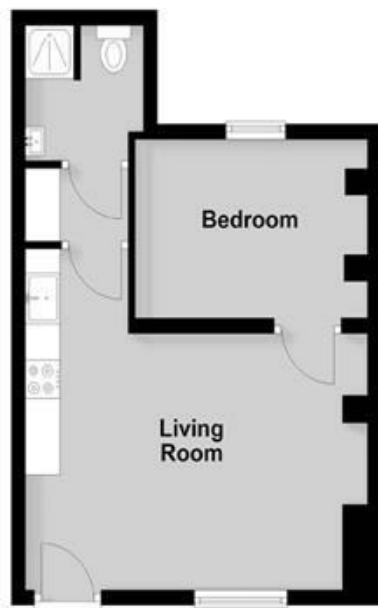
9 Regent Street
Leamington Spa
CV32 5HG





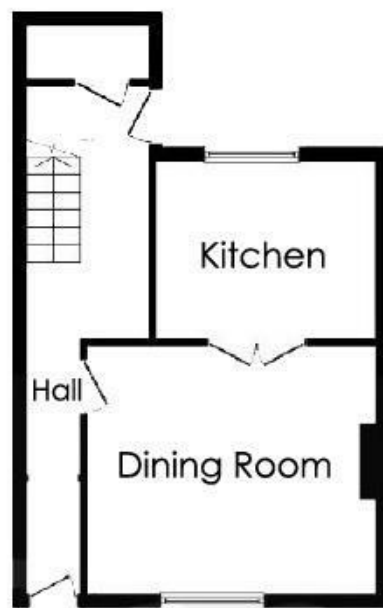


- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

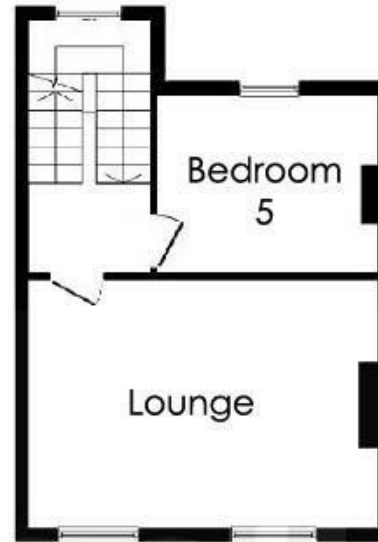


Basement

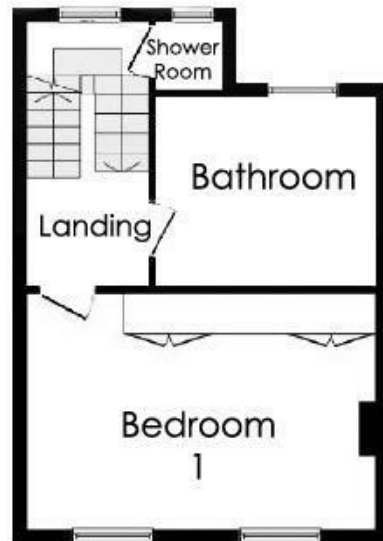
Total area: approx. 31.8 sq. metres (342.2 sq. feet)



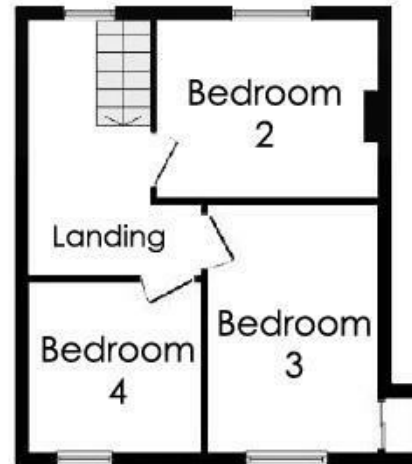
Ground Floor



First Floor



Second Floor

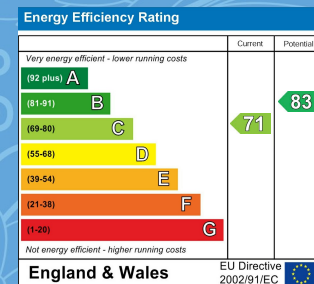


Third Floor

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

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