

**ehB**  
RESIDENTIAL

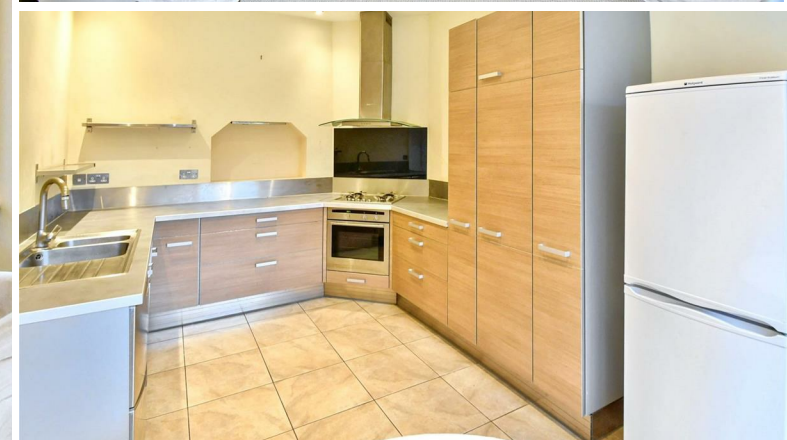
Your Property - Our Business



12, Percy Terrace, Leamington Spa

O.I.R.O £750,000





A most impressive, well modernised, double fronted end terrace villa of style and character, providing spacious well-appointed three bedroomed accommodation, featuring basement conversion, in this highly regarded North Leamington Spa location.

#### Percy Terrace

Located just off Rugby Road is a popular and established North Leamington Spa location comprising many fine period dwellings, conveniently sited within easy reach of the town centre and a good range of local facilities and amenities, including local shops on Rugby Road, renowned schools for all grades and a variety of recreational facilities. This particularly pleasant location has consistently proved to be very popular.

ehB Residential are pleased to offer 12 Percy Terrace, which is an opportunity to acquire a unique double fronted end terrace villa of attractive style, which has been well modernised and sympathetically improved to retain much of the property's original character yet incorporates a high level of modern appointment, with new sash windows to the front of the property, and kitchen and bathrooms being particularly noteworthy. The property also

features a converted basement and occupies a particularly pleasant position within Percy Terrace. The agents highly recommend inspection of this property. VACANT POSSESSION and NO ONWARD CHAIN.

In detail the accommodation comprises:-

#### Open Porch

With timber and glazed panelled entrance door leading to the...

#### Reception Hall

With wood flooring, downlighters, staircase off, radiator.

#### Sitting Room

15'6" x 11'6" (4.72m x 3.51m)

With period style fireplace with gas real flame effect fire and connection, bay window, curved radiator, coving to ceiling, downlighters.

#### Dining Room

12' x 13'8" (3.66m x 4.17m )

Having windows to two aspects, radiator, downlighters.

Access to the converted basement from the Reception Hall leads to a useful storage/potential study area.

#### Family Room

14'6" x 9'4" (4.42m x 2.84m)

With double radiator, range of built-in custom built cupboards.

#### Comprehensively Fitted Kitchen

15'5" x 8'11"8'11" (4.72m x 2.74m2.74m)

With attractive range of base cupboard and drawer units, complimentary rolled edge work surfaces, adjoining three quarter height unit, built-in Fisher and Paykel dishwasher, oven and four ring hob unit, with stainless steel splashback and extractor fan, inset stainless steel one and a half bowl sink unit, tiled floor, bi-folding doors, contemporary style radiator.

#### Utility Room

8'6" x 5'9" (2.59m x 1.75m)

With base cupboard and drawer units, work surfaces, stainless steel sink unit with mixer tap, tiled floor, plumbing for automatic washing machine, vented for tumble dryer, Velux window.

#### Stairs and Landing

With radiator.





#### Bedroom

14'9" x 9'9" (4.50m x 2.97m)  
With period fireplace, radiator.

#### En-Suite Shower Room/WC

With quadrant tiled shower cubicle, wash hand basin, mixer tap, low flush WC with concealed cistern, downlighters, extractor fan, contemporary style radiator.

#### Bedroom

11' x 13'6" (3.35m x 4.11m)  
With period fireplace, radiator.

#### Bedroom

13'6" x 8'4" (4.11m x 2.54m)  
With built-in wardrobe, radiator.

#### Outside

The property occupies a pleasant position within Percy Terrace, on a corner plot with walled rear yard/garden area with pedestrian access leading to...

#### Adjoining Boiler House

With Worcester gas fired central heating boiler.

#### Outside (Front)

To the front of the property is a good sized, walled forecourt.

#### Parking

#### Mobile Phone Coverage

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

#### 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 5PG



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](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

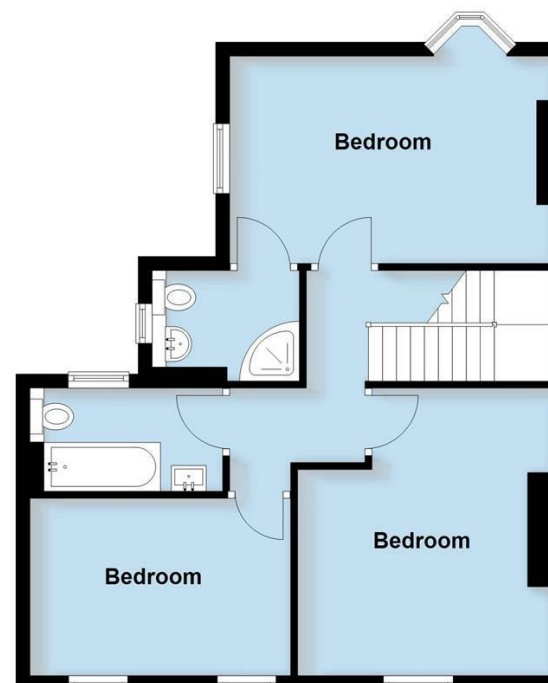
## Ground Floor

Approx. 55.7 sq. metres (599.3 sq. feet)



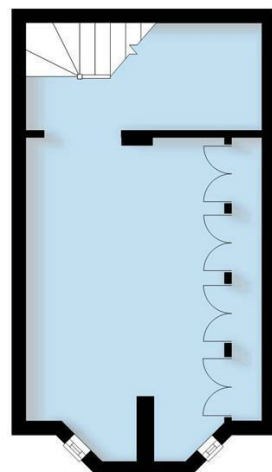
## Second Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



## Basement

Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 130.5 sq. metres (1404.5 sq. feet)

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