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123, Leicester Street, Leamington Spa

A rare and exciting opportunity to acquire an impressive, individually designed detached bungalow, occupying a large and secluded plot with a substantial detached double garage, workshop, and ample off-road parking. Coming to market for only the second time in over 50 years, this is a home of true distinction, offering considerable scope for extension, renovation, or redevelopment (subject to the necessary planning permissions) — a rare chance to create a residence tailored entirely to your own requirements. Set just ten minutes' walk from the town centre, it combines privacy with everyday convenience.

Leicester Street

Positioned on a hill within one of the area's most sought-after and well-established residential locations, the property is beautifully framed by the green spaces of Campion Park and Newbold Comyn and surrounded by handsome period homes. A wide range of local amenities — town centre shops, schools, and extensive recreational facilities — are all close at hand. This is a tightly held enclave that has consistently remained one of the most desirable addresses in recent years.

Built in the 1950s, the house offers spacious and well-appointed two-bedroom accommodation on a large, secure plot, complete with generous off-road parking, a substantial detached double garage with workshop, large gardens, and electric gates - ideal for buyers with pets. A rare working cast iron feature fireplace adds real character and warmth.

The oversized plot presents exciting potential for extension, remodelling, or redevelopment, subject to the necessary planning consents. Enjoying a delightful position with direct access to the amenities of Newbold Comyn and within easy walking distance of the town centre, the property is offered with the benefit of immediate vacant possession. Opportunities of this calibre are seldom available, and we strongly recommend an internal inspection to fully appreciate all that this exceptional home has to offer.

Lounge/Dining Room

12'6" x 14'4" (3.81m x 4.37m)
With period style cast iron fire place with timber mantle, windows to two aspects, radiator and oak flooring, with doorway leading to...

Refitted Kitchen

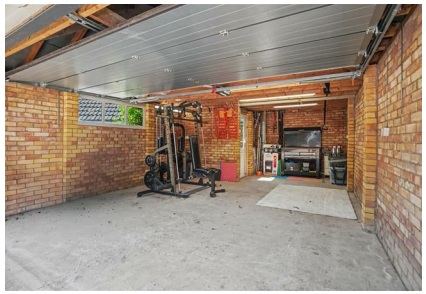
14' x 8' (4.27m x 2.44m)
With an extensive range of attractive base cupboard draw units with stainless steel door furniture, complimentary rolled edge work surfaces, tiled splash backs, matching range of high level cupboards, stainless steel six ring range, built in dishwasher, inset single drainer, one and a half bowl stainless steel sink unit with mixer tap, built in fridge freezer, downlighters and glazed panelled entrance door.

Utility Room

12'6" x 4' (3.81m x 1.22m)
With tiled floor, base cupboard and drawer units, rolled edge work surfaces, plumbing for automatic washing machine, high level cupboards.

Inner Hall

With access to roof space, radiator, oak flooring and boiler cupboard containing combination gas fired central heating boiler and programmer and ample storage.



Bedroom
14' x 10'6" (4.27m x 3.20m)
With radiator.

Bedroom
10' x 8'6" (3.05m x 2.59m)
With windows to two aspects including radiator, French door to rear garden.

Bathroom/WC
8'4" x 8'8" (2.54m x 2.64m)
Tiled bathroom and floor, white suite comprising, corner panel bath and mixer tap, vanity unit incorporating wash hand basin , mixer tap, low flush wc, concealed cistern, quadrant tiled shower cubicle with integrated shower unit, radiator, integrated mirror and downlighters.

Outside
The property occupies a particularly pleasant position opposite to Newbold Comyn with twin electric gates leading to a generous plot, with extensive gravel car parking facility and leads to the brick built garage.

There are established Lawned gardens to both the front, side and rear of the property, with established flower beds, privacy is retained via the established foliage and wall boundaries of the plot.

Brick-Built Detached Garage
22'9" x 15'6" (6.93m x 4.72m)
With electric up-and-over door, electric, light, power point and personal door, storage facilities within the eves.

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).

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

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.

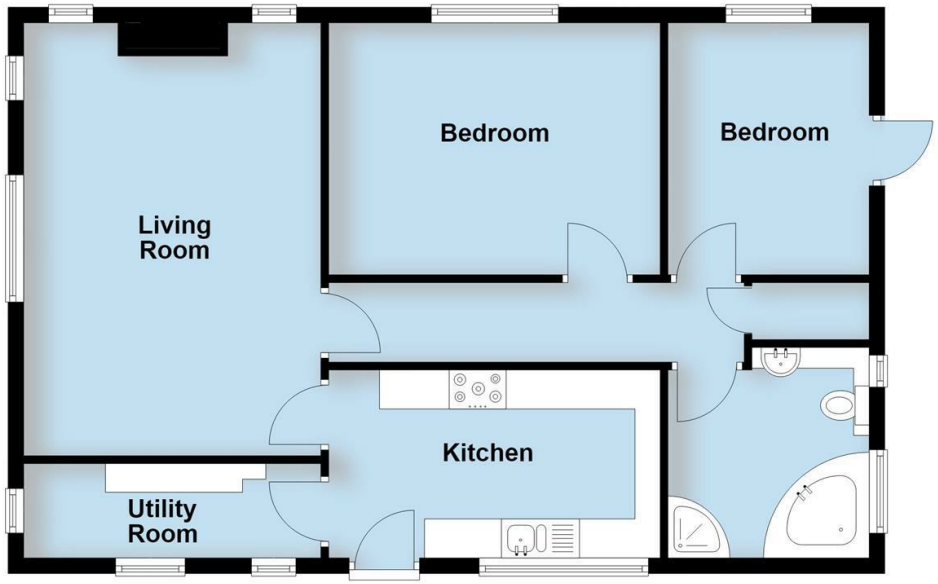
Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

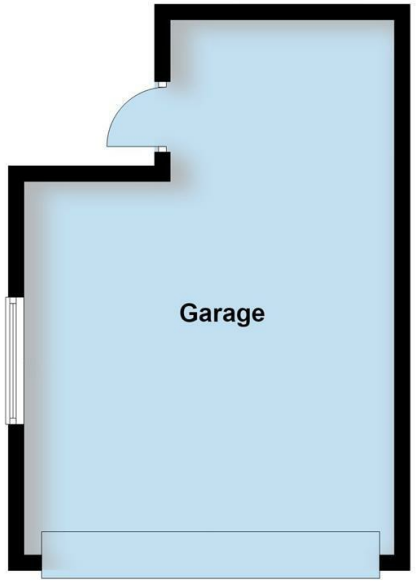
Council Tax
Council Tax Band E.

Location
CV32 4TB

Ground Floor

Approx. 74.4 sq. metres (801.1 sq. feet)
(excluding Garage)





Total area: approx. 74.4 sq. metres (801.1 sq. feet)

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

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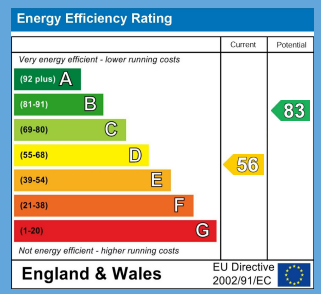

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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