

ehB RESIDENTIAL

Your Property - Our Business

5, Old Milverton Road, Leamington Spa

Price Guide
£289,000







An outstanding opportunity to acquire a completely refurbished and extended semi-detached townhouse, providing spacious, well-appointed two bedroomed accommodation which includes useful basement and impressively fitted kitchen in highly regarded North Leamington Spa location.
NO CHAIN

Old Milverton Road, Milverton

Is a popular and established North Leamington Spa location, comprising many fine period dwellings. Conveniently sited approximately a mile from the town centre, close to a good range of local facilities and amenities including local shops, schools for all grades, and a variety of recreational facilities. The location has consistently proved to be very popular.

ehB Residential are pleased to offer 5 Old Milverton Road, which is an opportunity to acquire a semi-detached period townhouse, which has been subject to complete refurbishment and extension to a high standard. Being gas centrally heated and sealed unit double glazed accommodation, providing two bedrooms, impressively fitted kitchen, bathroom and includes a landscaped garden and useful basement. The property will appeal particularly to first time buyers.

In detail the accommodation comprises:-

Spacious Entrance Hall

With composite glazed panelled entrance door and side panel, radiator, staircase off with balustrade, attractive tiled effect flooring, wall mounted gas fired central heating boiler.

Comprehensively Fitted Kitchen

11'4" x 7'10" (3.45m x 2.39m)
With extensive range of gloss, white faced base cupboard and drawer units with complementary rolled edge work surfaces and returns, matching range of high level cupboards, single drainer stainless steel sink unit, built-in fridge freezer, washing machine, dishwasher, oven and hob unit with stainless steel splashback and extractor hood over, radiator.

Access to Basement comprising two chambers:-

Chamber One

7'9" x 11'9" (2.36m x 3.58m)

Chamber Two

11'6" x 5'4" (3.51m x 1.63m)

Lounge

15'6" x 11'10" (4.72m x 3.61m)
With twin French doors overlooking rear garden, two Velux windows, radiator, TV point.

Stairs and Landing

Access to roof space.








Bedroom
8' min 10'10" max x 12'2" (2.44m min 3.30m max x 3.71m)
Having windows to two aspects, radiator and useful open cupboard feature.

Bathroom/WC
6'9" x 5'6" (2.06m x 1.68m)
With white suite comprising panelled bath, mixer tap, shower attachment, vanity unit incorporating wash hand basin, mixer tap, low flush WC, radiator.

Bedroom
11'10" x 9'3" (3.61m x 2.82m)
With radiator.

Outside
There is a pleasant, private rear garden principally with synthetic turfed, bounded by close boarded fencing, pedestrian access.

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 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.

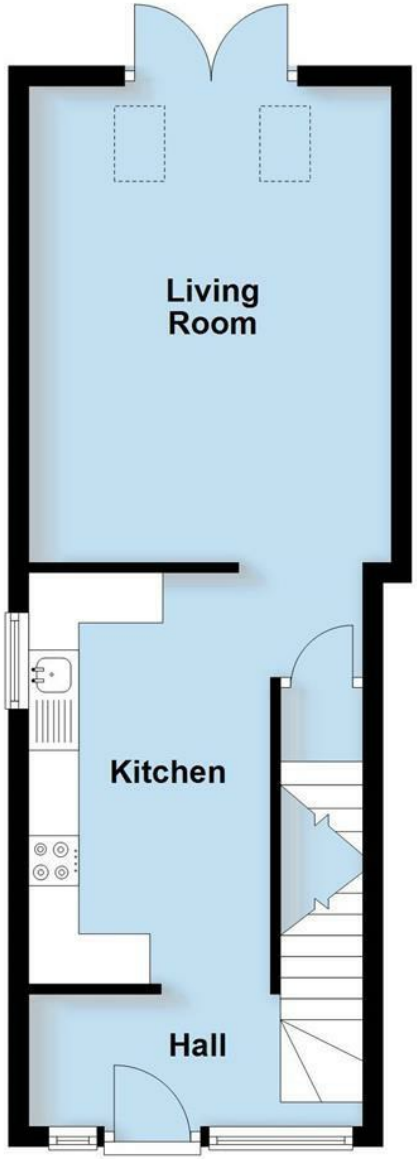
Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

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.

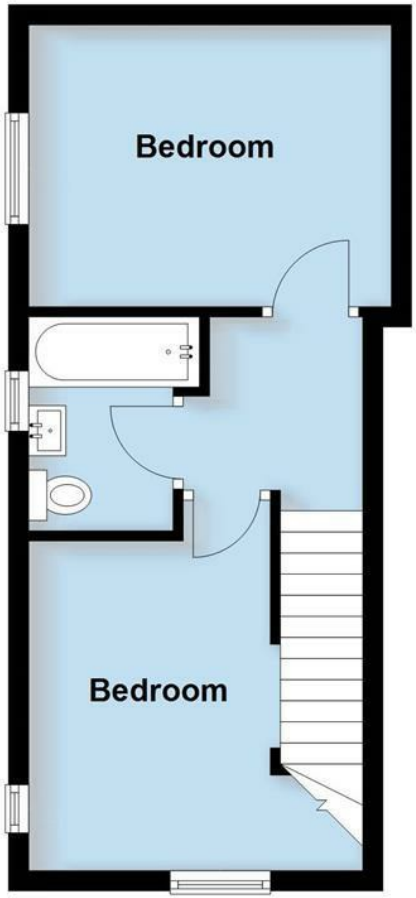
Council Tax
Council Tax Band B.

Location
CV32 6AY

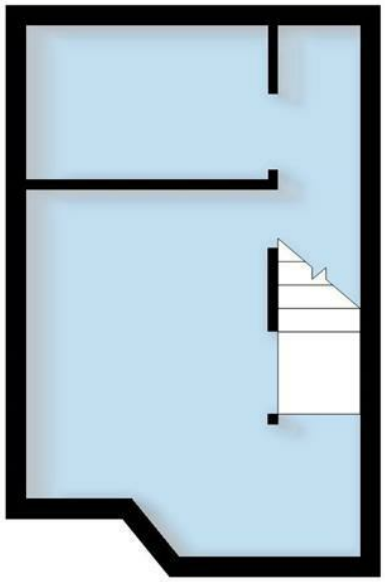
Ground Floor
Approx. 35.9 sq. metres (386.3 sq. feet)



First Floor
Approx. 28.9 sq. metres (310.8 sq. feet)



Basement
Approx. 16.9 sq. metres (181.8 sq. feet)



Total area: approx. 81.6 sq. metres (878.8 sq. feet)

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

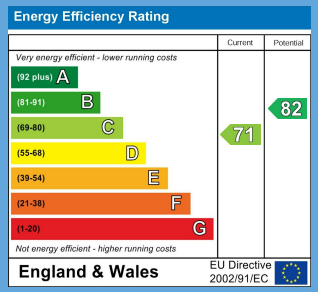
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