

ehB
RESIDENTIAL

Your Property - Our Business



20, Victoria Road, Leamington Spa



A truly unique opportunity to acquire a larger than average and extended, traditionally styled, bay fronted end terrace villa. Providing three bedroomed accommodation and unusually including a garage and parking, in a highly favoured cul-de-sac location, requiring complete modernisation and improvement.

Victoria Road

Located just off Archery Road, is a popular cul-de-sac location comprising many fine period dwellings, conveniently sited within easy reach of the town centre and all amenities, including shops, schools and a variety of recreational facilities, including nearby Victoria Park. This pleasant cul-de-sac location has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer 20 Victoria Road, which is a truly unique opportunity to acquire a larger than average end terrace villa. Providing three bedroomed and three reception roomed accommodation, which unusually includes garage and parking,

located at the head of the cul-de-sac requiring complete modernisation (including structural remedial works) and improvement. Due to the condition of the property the agents would advise that a substantial deposit would be required for any intending purchaser.

In detail the accommodation comprises:-

Entrance Hall

With glazed panel entrance door, radiator, staircase off.

Lounge

12'6" x 14'6" (3.81m x 4.42m)

With fireplace with tiled insert, picture rail, radiator, laminate floor.

Dining Room

12'3" x 11'3" (3.73m x 3.43m)

With tiled fireplace and hearth, gas fire connection, laminate floor, picture rail.

Breakfast Room

12'3" x 8'4" (3.73m x 2.54m)

With brick fireplace, with access to...

Unconverted Cellar

Principal Chamber

12'6" x 14'3" (3.81m x 4.34m)

With electric light.

Kitchen

16'3" x 8'2" (4.95m x 2.49m)

With single drainer enamel sink unit, base cupboard and drawer unit, gas boiler and programmer, gas cooker point.

Stairs and Landing

Radiator, access to roof space via large skylight.

Bedroom

16'2" x 11'9" (4.93m x 3.58m)





Bedroom

11'2" x 12'2" max (3.40m x 3.71m max)
With fireplace.

Separate WC

With low flush WC.

Bathroom

9' x 8'6" (2.74m x 2.59m)
With panelled bath, wash hand basin, electric shower (operation not checked), upvc framed sealed unit double glazed window.

Bedroom

16' x 8' (4.88m x 2.44m)

Outside

The property occupies a pleasant position at the head of this established cul-de-sac, with paved forecourt and drive, providing off-road car parking leading to the...

Adjoining Garage

16' x 8' approximately (4.88m x 2.44m approximately)
With wide pedestrian access leads to the walled rear garden, principally laid to flower beds with paved rear yard area.

Mobile Phone Coverage

Good outdoor, variable 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 C.

Location

CV31 3PX

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

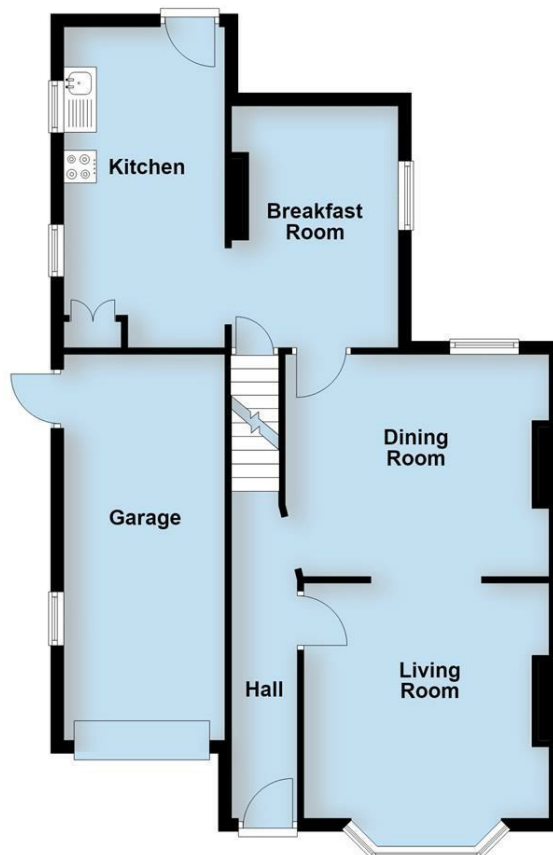
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(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

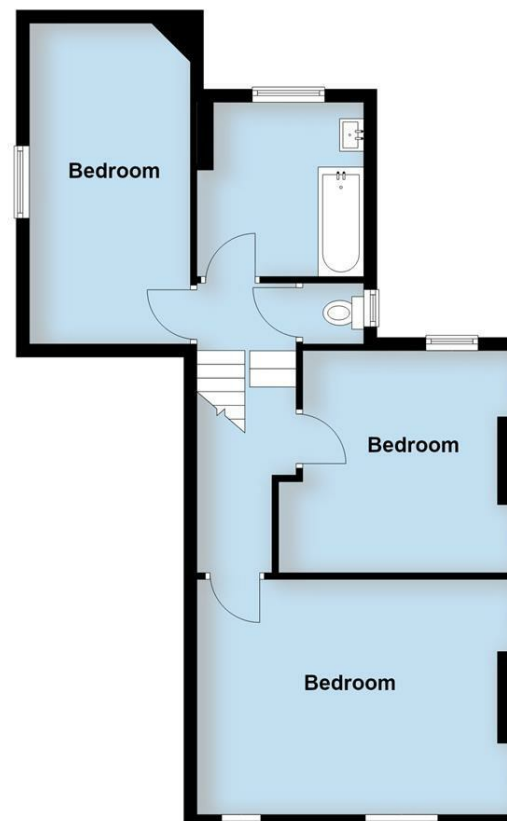
Ground Floor

Approx. 72.8 sq. metres (783.1 sq. feet)



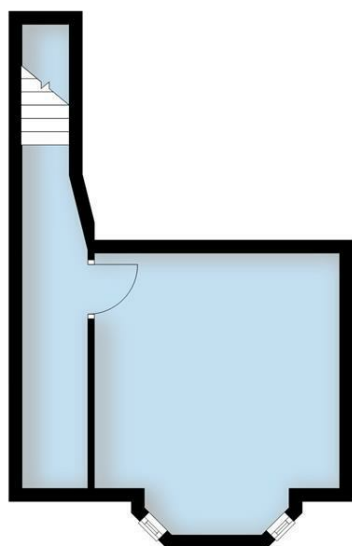
First Floor

Approx. 57.0 sq. metres (613.0 sq. feet)



Basement

Approx. 21.7 sq. metres (233.7 sq. feet)



Total area: approx. 151.4 sq. metres (1629.8 sq. feet)

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