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RESIDENTIAL

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6, Victoria Road, Leamington Spa



A truly outstanding, traditionally styled, bay fronted mid-terrace villa, which has been subject to meticulous modernisation and refurbishment to an exceptionally high standard with exceptional levels of appointment throughout, featuring basement conversion, in highly regarded South Leamington Spa cul-de-sac location.

#### Victoria Road

Is a popular and established South Leamington Spa cul-de-sac location, ideally sited close to the town centre and all amenities, including shops, schools for all grades and a variety of recreational facilities, including nearby Victoria Park and the famous Royal Leamington Spa Bowling

Club. The location is also a short walk from the local railway station and has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer 6 Victoria Road, which is an opportunity to acquire a traditionally styled, bay fronted mid-terrace villa, which has been subject to meticulous modernisation and improvement, including basement conversion, impressively refitted kitchen with a utility and bathroom. The property includes a pleasant landscaped, walled rear garden. High quality new floor coverings throughout. The property has been modernised to a particularly high standard with the level of detail being

particularly noteworthy. The agents consider internal inspection to be essential for this exceptional property to be fully appreciated.

**IMMEDIATE VACANT POSSESSION.**

In detail the accommodation comprises:-

#### Entrance Hall

With staircase off, radiator, timber and glazed panelled entrance door with glazed panel over, picture rail.

#### Lounge

14' x 11'8" (4.27m x 3.56m)

With bay window, two radiators, coving to ceiling, period cast iron fireplace feature and hearth.





### Dining Room

11'6" x 12'6" (3.51m x 3.81m)

With Twin French doors to rear garden, radiator, period cast iron fireplace with tiled insert and hearth.

### Refitted Kitchen

12'4" x 8'3" (3.76m x 2.51m)

With extensive range of attractive base cupboard and drawer units with laminated timber work surfaces and returns, tiled splashbacks over, inset Belfast sink unit with flexi-mixer tap, built-in stainless steel oven and four ring hob unit with extractor hood over, flanked by high level cupboards, original fireplace recess with further base

units and downlighters, contemporary style radiator, tiled floor.

### Utility

8' x 3' (2.44m x 0.91m)

With matching base cupboard and drawer units, work surfaces, with appliance space, gas fired central heating boiler and programmer, tiled floor, timber glazed panelled rear door.

### Access from the Kitchen to the Converted Basement

With hallway, downlighters.

### Basement Room

14' x 11'9" (4.27m x 3.58m)

With downlighters, bay window with fire escape window/door.

### Further Basement Room

11' x 6'6" (3.35m x 1.98m)

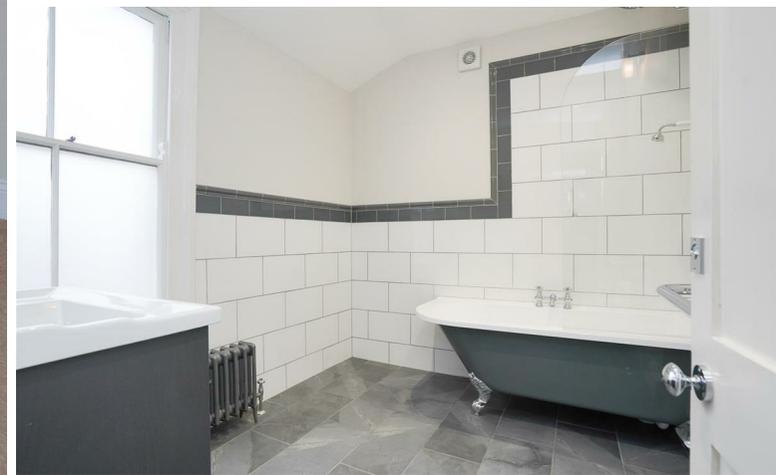
With timber effect laminated floor, understairs recess leading to...

### Utility Room

8' x 6' (2.44m x 1.83m)

With base cupboard and drawer units, rolled edge work





surfaces, tiled splashbacks, high level cupboards, single drainer stainless steel sink unit, mixer tap, appliance space with plumbing for automatic washing machine, downlighters.

#### Separate WC

With low flush WC, with vanity unit with wash hand basin with mixer tap, extractor fan, downlighters, half tiled walls, matching flooring.

#### Stairs and Landing

With balustrade, skylight, radiator.

#### Refitted Bathroom

8'7" x 8'3" (2.62m x 2.51m)

With stand-alone ball and claw bath with mixer, vanity unit with wash hand basin, half tiled and shower area with integrated shower unit and screen, sash window, tiled floor, downlighters, extractor fan, cast iron period style radiator, heated towel rail/radiator.

#### Separate WC

With low flush WC, being half tiled with wash hand basin with mixer tap, radiator.

#### Bedroom

11'6" x 11'3" (3.51m x 3.43m)

With cast iron period style radiator, sash window, access to roof space.

#### Bedroom

15'4" x 11'6" (4.67m x 3.51m)

With cast iron fireplace with tiled hearth, two radiators.

#### Outside

To the front of the property is a walled and slate gravelled fore garden. To the rear of the property has been landscaped to include paved patio, raised flower beds, extensive slate gravelled area and patio with electric light, power point, pedestrian access.



#### Specific Notes

Basement has been converted to a high standard. However, to our knowledge, Building Regulations have not been obtained for the basement rooms.

#### 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 2025).

#### 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.

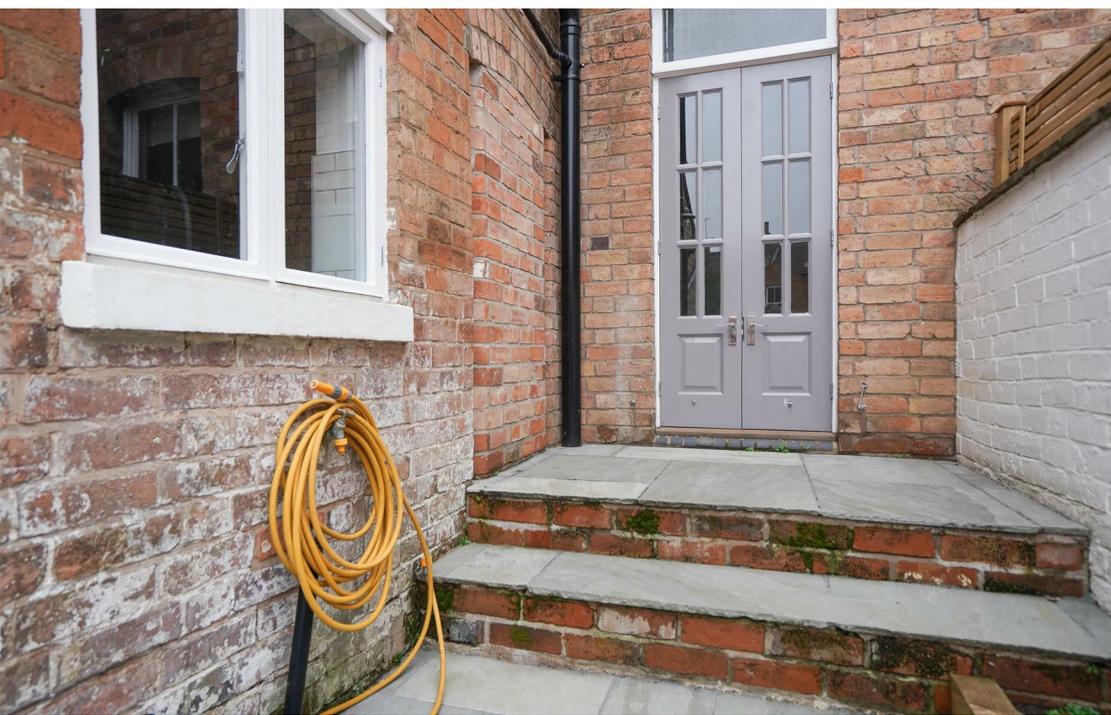
#### Council Tax

Council Tax Band C.

#### Location

CV31 3PX







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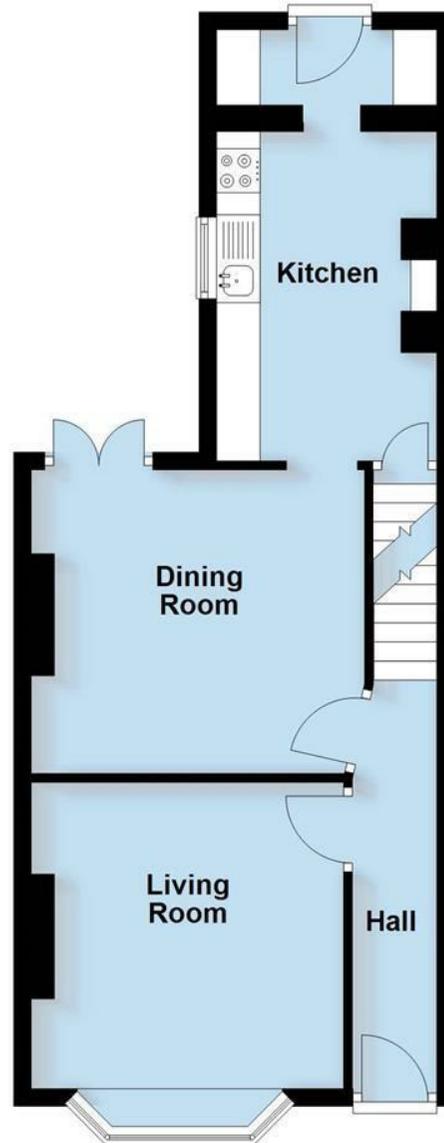
Leamington Spa Office  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20)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

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

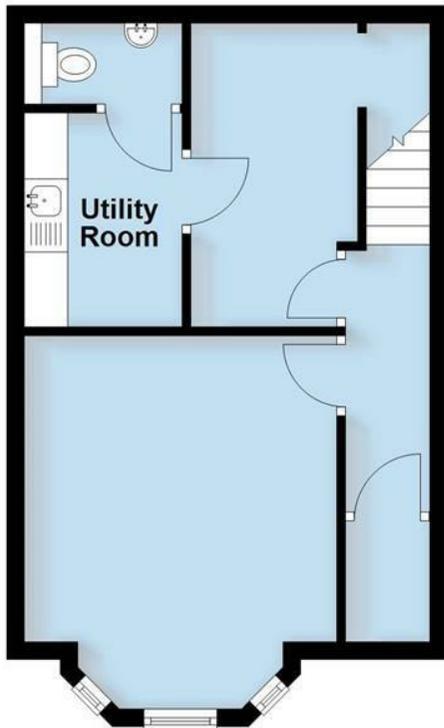
**Ground Floor**  
Approx. 45.8 sq. metres (493.0 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (458.6 sq. feet)



**Basement**  
Approx. 34.4 sq. metres (370.6 sq. feet)



**Total area: approx. 122.8 sq. metres (1322.2 sq. feet)**  
This plan is for illustration purposes only and should not be relied upon as a statement of fact