

ehB
RESIDENTIAL

Your Property - Our Business



7, Southlea Close, Leamington Spa

Price Guide
£240,000



An opportunity to acquire a traditionally styled, 1930's built semi-detached family residence, featuring large plot in popular South Leamington Spa location. Requiring modernisation and improvement.
NO CHAIN

Southlea Close

Is a popular and established South Leamington Spa cul-de-sac location. Ideally sited approximately half a mile to the South of the town centre, close to a good range of local facilities and amenities including shops, schools, recreational facilities and within walking distance of the local railway station. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 7 Southlea Close, which is a rare development opportunity to acquire a

traditionally styled, 1930's built semi-detached family residence, providing three bedroomed accommodation, which includes two reception rooms and large garden, which provides considerable scope for extension and development to purchasers own requirements (subject to the usual consents). The agents consider inspection to be highly recommended.

In detail the accommodation comprises:-

Recessed Porch

With timber and glazed panelled entrance door.

Entrance Hall

With radiator, staircase off, understairs cupboard.

Lounge

12'6" x 10'4" (3.81m x 3.15m)

With original fireplace, radiator, bay window.

Dining Room

10'7" x 10'7" (3.23m x 3.23m)

With French doors, radiator.

Kitchen

7'6" x 6'7" (2.29m x 2.01m)

With basic range of base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit, tiled splashbacks.

Pantry

Plumbing for central heating boiler.

Stairs and Landing

With side window, access to roof space.

Bedroom

6'10" x 9'6" (2.08m x 2.90m)

With radiator, built-in cupboard.





Bedroom

13'3" x 9'3" (4.04m x 2.82m)
With bay window, radiator.

Bedroom

7' x 7'7" (2.13m x 2.31m)
With radiator.

Bathroom/WC

6'7" x 5'6" (2.01m x 1.68m)
With white suite comprising panelled bath, pedestal basin, low flush WC, electric shower unit.

Outside

The property occupies an exceptionally large plot at the head of this established cul-de-sac, with concrete drive providing off-road car parking, vehicle side access leading to the large garden principally laid to lawn, bounded by established

hedge and foliage, part close boarded fence, and which is considered to have considerable scope for extension and development (subject to the usual consents).

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 2025).

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 B.

Location

CV31 3JW

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

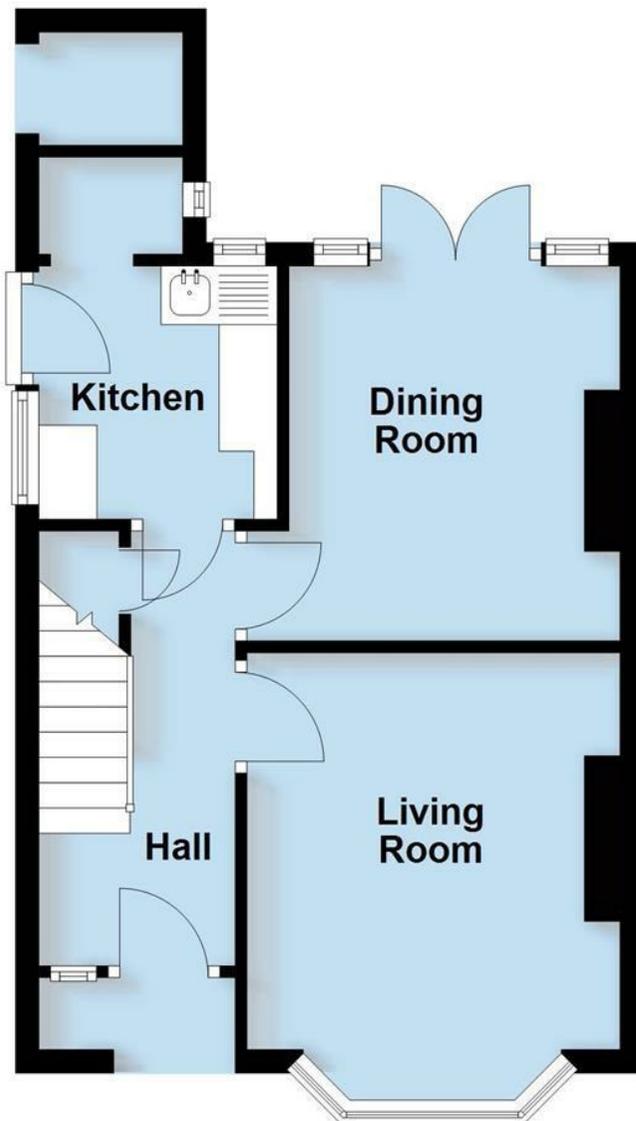
01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	5	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

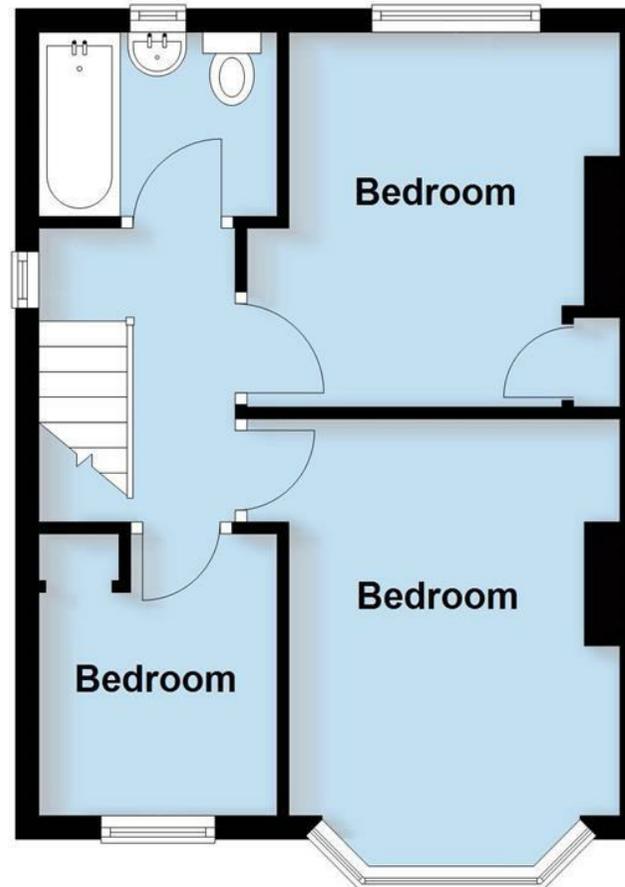
Ground Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



Total area: approx. 70.0 sq. metres (753.3 sq. feet)

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