

**ehB**  
RESIDENTIAL

Your Property - Our Business



30, Northumberland Road, Leamington Spa



A rare and exciting opportunity to acquire an impressive, individually styled, 1930's built detached family residence, providing spacious four bedroomed and two bathroomed accommodation, with very large garden and scope for modernisation, improvement and extension, in what is generally regarded as Leamington's premier residential location.

#### Northumberland Road

Comprises many fine period dwellings, being conveniently sited within easy reach of the town centre, and all amenities including local shops, schools both private and state, and a variety of

recreation facilities. Over the years Northumberland Road has consistently proved to be arguably the most popular road in Leamington.

ehB Residential are pleased to offer 30 Northumberland Road is an attractively styled house, well proportioned, four bedroomed and two bathroomed, which features an exceptionally large garden and provides considerable scope for modernisation, improvement and extension to the purchasers own requirements. This property must be considered as a quite exceptional opportunity. **NO ONWARD CHAIN.**

In detail the accommodation comprises:-

#### Entrance Hall

With quarry tile floor, timber panelled entrance door with dado rail.

#### Cloakroom/WC

With low flush WC, pedestal basin, radiator, quarry tiled floor.

#### Reception Hall

With a staircase off, turned balustrade, coving to ceiling, radiator, understairs cupboard and large shelved pantry cupboard.





### Lounge

18' x 12'6" (5.49m x 3.81m)

With period open fireplace, with gas real flame effect fire and connection, two double radiators, downlighters, coving to ceiling, Crittall twin French doors and side panels, rear garden and further Crittall glazed panelled connecting doors to...

### Garden Room

18'6" x 6' (5.64m x 1.83m)

With twin multi-panelled French doors to garden, radiator, exposed timbers.

### Dining Room

15'7" x 8'7" (4.75m x 2.62m)

With wood block flooring, wall light points and radiator.

### Breakfast Kitchen

13' x 12' (3.96m x 3.66m)

With a range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer colour matched one and a half bowl sink unit with mixer tap, appliance space, electric cooker point with extractor hood over, flanked by matching high level units, double radiator.

### Utility Room

9' x 9'4" (2.74m x 2.84m)

With tiled effect floor, range of base cupboard and drawer units, rolled edge work surfaces, single drainer colour matched sink unit with mixer tap, high level cupboards.

### Stairs and Landing

With turned balustrade, radiator.

### Bathroom/WC

9' x 7'7" (2.74m x 2.31m)

With white suite comprising panelled bath, pedestal





basin and low flush WC with concealed cistern, tiled splashbacks, radiator, airing cupboard, lagged cylinder and immersion heater.

#### Bedroom

17'3" x 8'6" (5.26m x 2.59m)

With triple built-in wardrobe with hanging rail, cupboards over, radiator and built-in custom bookcases and fitted shelves.

#### Bedroom

14' max x 18'4" max (4.27m max x 5.59m max)

Having three double built-in wardrobes with hanging rails, cupboards over, radiator and double radiator, windows to two aspects.

#### Bedroom

10'6" x 14'6" (3.20m x 4.42m)

With range of built-in wardrobes, hanging rails, cupboards over, radiator.

#### En-Suite Bathroom/WC

6'6" x 5'6" (1.98m x 1.68m)

With panelled bath, pedestal basin, low flush WC, tiled splashbacks, and shower area with folding shower screen, integrated shower unit, radiator.

#### Bedroom

13' x 12' (3.96m x 3.66m)

With radiator, vanity pedestal basin, double built-in open wardrobe with cupboard over.

#### Outside (Front)

To the front of the property is a block paved drive and standing, flanked by established flower beds, and established hedge. Pedestrian side access leads to the rear garden and drive also leads to the...

#### Adjoining Garage

39'6" x 9' (12.04m x 2.74m)

With meter cupboard over door, Vaillant gas fired central heating boiler, electric light, power point, personal rear door.





#### Outside (Rear)

With a large established rear garden with gravelled patio, extensive shaped lawns with inset mature flower beds, summerhouse, bounded by close boarded fencing, established hedge, being well screened by additional foliage, in excess of 150ft in length.

#### 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 G.

#### Location

CV32 6HA





Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

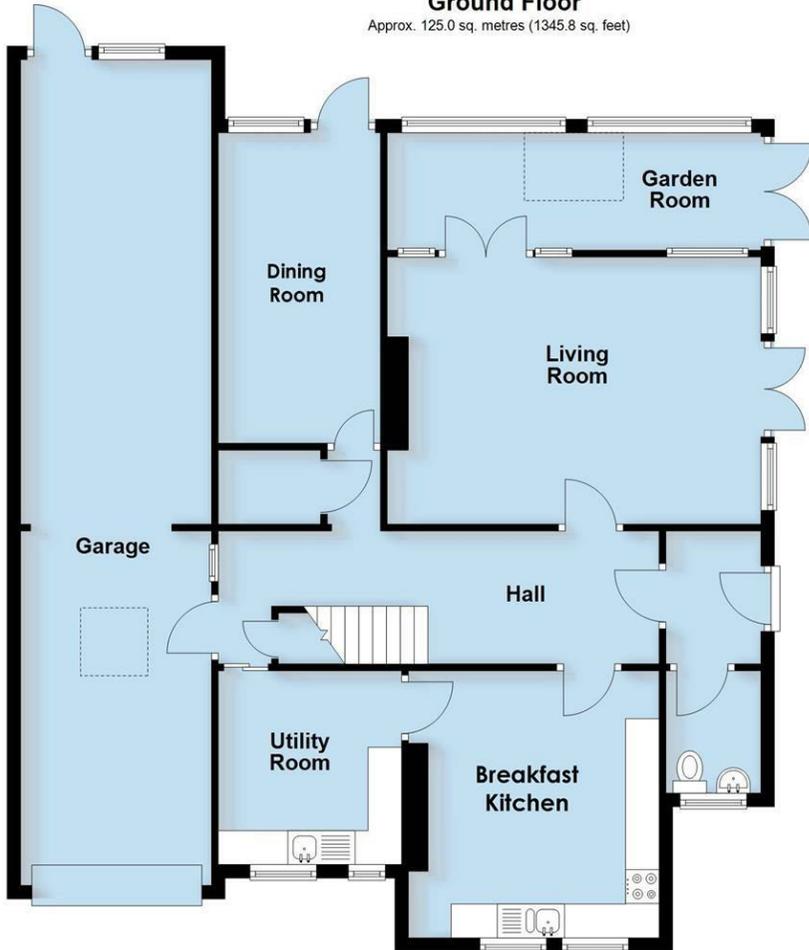
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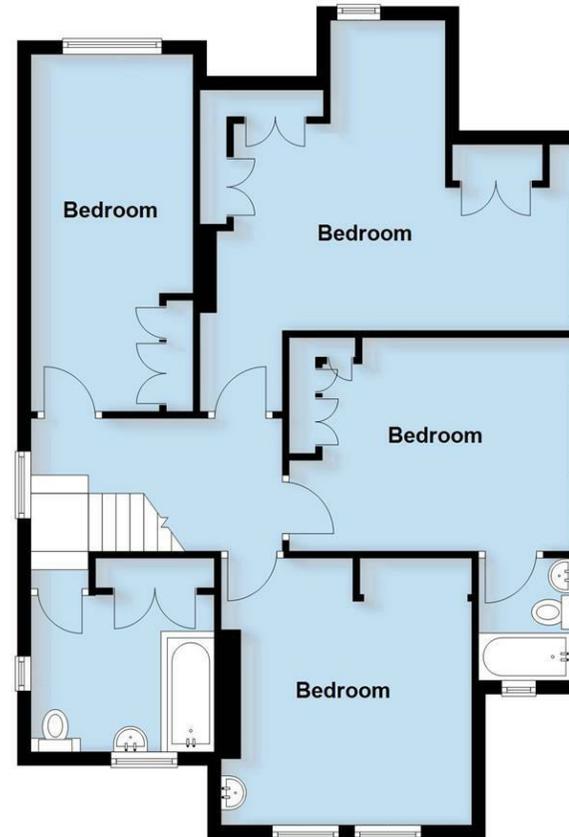
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			66
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

**Ground Floor**  
Approx. 125.0 sq. metres (1345.8 sq. feet)



**First Floor**  
Approx. 82.7 sq. metres (890.7 sq. feet)



Total area: approx. 207.8 sq. metres (2236.5 sq. feet)

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