





An opportunity to acquire a well proportioned, 1970's built end townhouse, providing two bedroomed accommodation with garage and garden, requiring complete modernisation in convenient South Leamington Spa location.

Lower Leam Street

Is a popular and convenient South Leamington Spa location, ideally sited approximately half a mile from the town centre, close to a range of facilities and amenities including shops, schools and a variety of recreational facilities including nearby Jephson Gardens. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 17 Lower Leam Street, which is an opportunity to acquire a well proportioned, 1970's built end terrace townhouse, providing two bedroomed accommodation including garage, requiring complete modernisation. The agents consider the property will appeal particularly to cash buyers and represents an excellent investment opportunity.

IMMEDIATE VACANT POSSESSION.

In detail the accommodation comprises:-

Entrance Hall

With cloaks cupboard, radiator, gas boiler (non-working).

Reception Hall

With staircase off, ranch style balustrade, understairs cupboard, radiator.

Lounge/Dining Room

15'8" x 10'4" plus 8'9" x 4'8" (4.80m x 3.15m plus 2.69 x 1.43)
With two radiators, patio doors to garden.

Kitchen

9'5" x 9'10" (2.88 x 3.02)
With cupboard and drawer unit, single drainer stainless steel sink unit, radiator, high level cupboard.

Stairs and Landing

With ranch style balustrade.

Bedroom One

15'8" x 6'8" (4.80 x 2.05)
With radiator, built-in double wardrobe.

Bedroom Two

9'2" x 13'1" (2.81 x 4.01)
With radiator, built-in double wardrobe.

Bathroom/WC

6'1" x 7'6" (1.86 x 2.30)
With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splashbacks, airing cupboard with cylinder and immersion heater.

Outside (Front)

To the front and side of the property is a lawned garden, close boarded fencing and gives access to...



Garage

Being a concrete sectional garage en-bloc.

Outside (Rear)

To the rear of the property is a small courtyard style garden.

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 leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (06/05/1983), with 82 years remaining, service charge is £750 (inc. ground rent). Please verify this information with your legal advisers. Further details upon request. Lease extension available - purchasers to make their own enquiries.

Notes

We understand under the Leasehold Act 1967 there is a "Right to Buy the Freehold", purchasers to make their own enquiries.

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

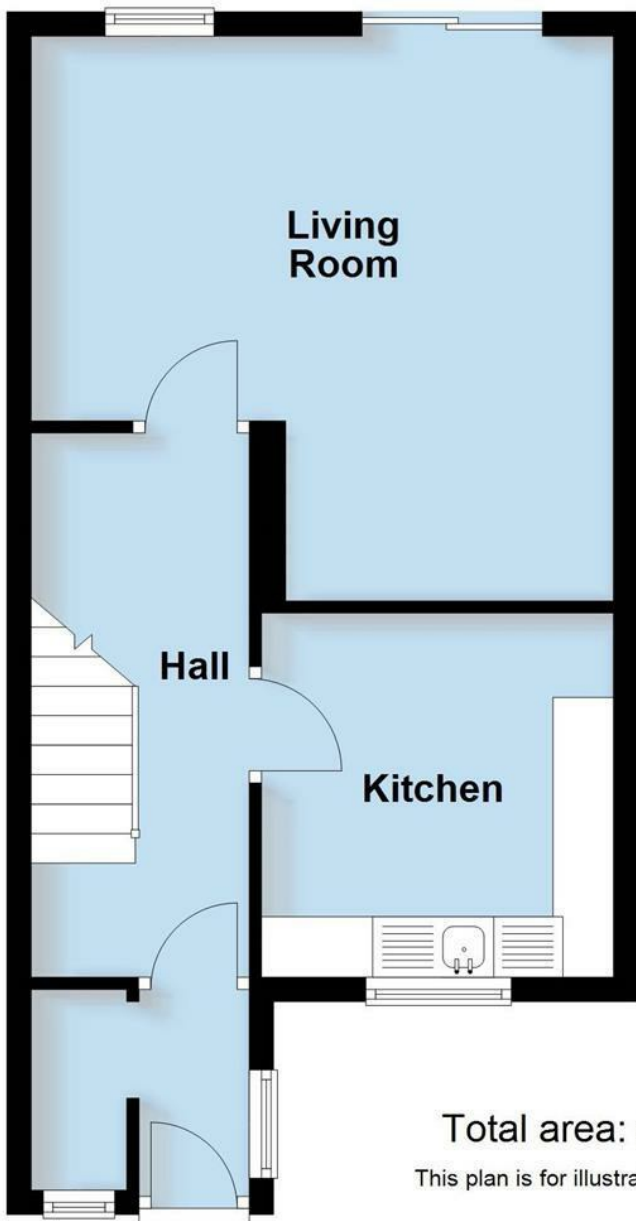
Council Tax Band B.

Location

CV31 1DJ

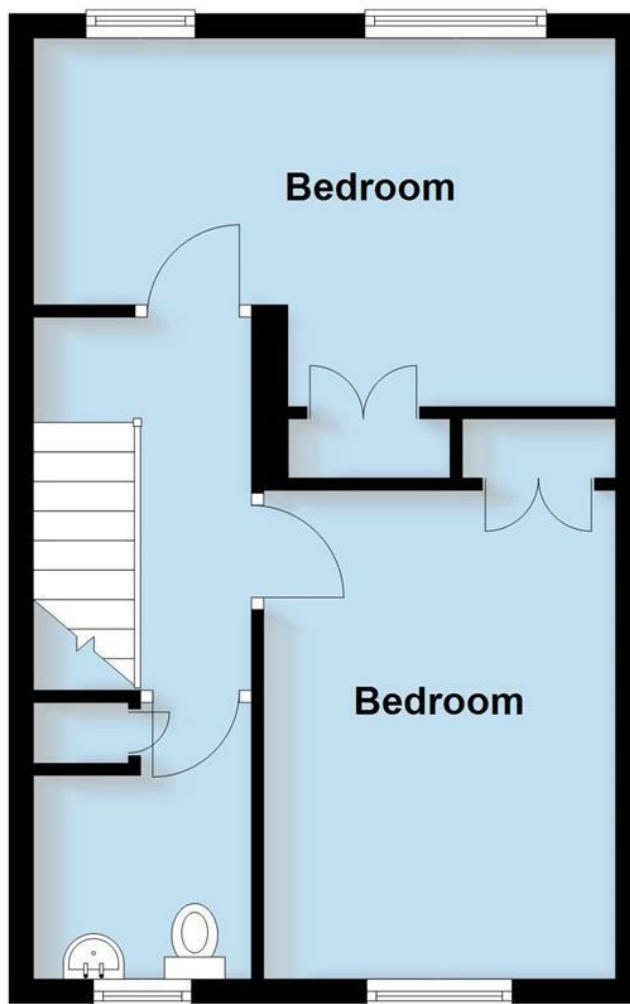
Ground Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 78.0 sq. metres (839.5 sq. feet)

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

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Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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