

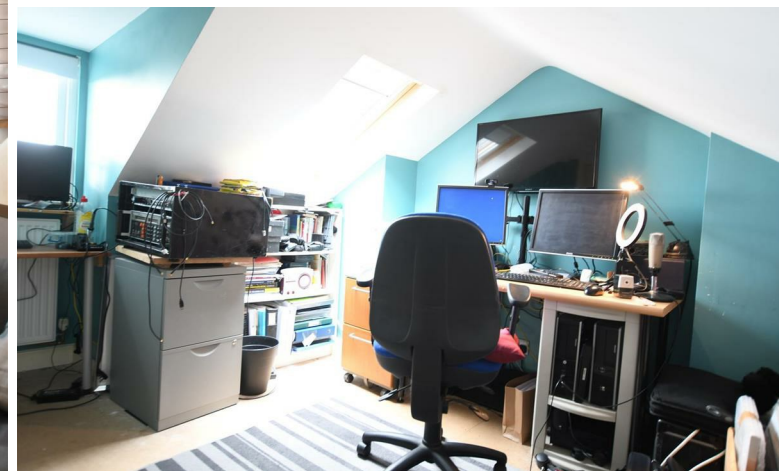
ehB
RESIDENTIAL

Your Property - Our Business



25, Northcote Street, Leamington Spa

Guide Price
£399,000



A much improved and substantially extended traditionally styled bay fronted mid terraced villa, providing flexible four bedroomed accommodation, including impressive open plan living/kitchen in highly regarded south Leamington Spa location.

Northcote Street

Located just off Radford Road is a popular and established residential location of period dwellings, conveniently sited within easy reach of the town centre approximately half a mile distant, close to a good range of local facilities and amenities including local shops, well regarded schools

and a variety of recreational facilities including nearby Newbold Comyn. Over recent years Northcote Street has consistently proved to be very popular.

ehB Residential are pleased to offer 25 Northcote Street which is an opportunity to acquire a much improved and substantially extended bay fronted mid terraced villa, providing flexible gas centrally heated four bedroomed accommodation, which features a converted basement and roof space, extended open plan living/kitchen and separate study. The agents consider this property has a unique level of accommodation which can be easily adapted to

purchasers individual requirements and internal inspection is essential for its size, flexibility and level of appointment to be fully appreciated.

In detail the accommodation comprises:-

Ground Floor

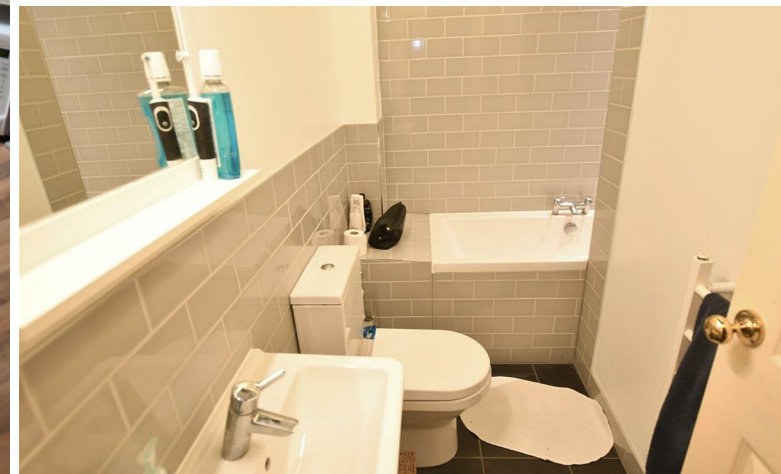
Recessed Porch

With timber panelled entrance door and fan light leads to the

Entrance Hall

With oak flooring, radiator, staircase off.





Lounge

13' x 10'6" (3.96m x 3.20m)

With period cast iron fireplace with tiled insert, flanked by alcoves with base cupboard units (one containing meters), with shelves over, radiator, glazed panelled doors to

Dining Room

12'9" x 10'3" (3.89m x 3.12m)

With oak flooring, coving to ceiling, radiator, open to the

Extended Refitted Kitchen

13'3" x 9'4" (4.04m x 2.84m)

With oak flooring, part pitched ceiling with Velux windows,

extending range of cream faced base cupboard and drawer units with complementary rolled top work surfaces and adjoining peninsular unit, tiled splashbacks, matching range of high level cupboards, appliance space with gas cooker point, extractor hood over, inset single drainer porcelain one and a half bowl sink unit with mixer tap, appliance space, plumbing for automatic washing machine, vented for tumble drier, downlighters, adjoining three quarter height unit with fridge recess.

Rear Hall

With oak flooring, wall mounted Worcester combination

gas fired central heating boiler and programmer, Velux windows, downlighters, alcove, fitted shelves.

Separate WC

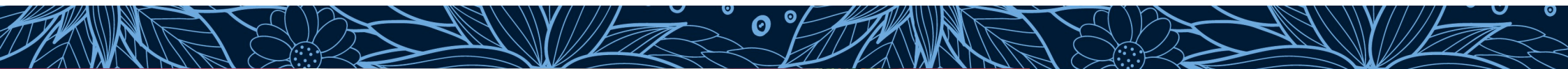
With low flush WC, corner pedestal basin with mixer tap, tiled splashback, oak flooring, downlighters, extractor fan and radiator.

Study

6' x 8'3" (1.83m x 2.51m)

With radiator, Velux window, glazed panelled French door to rear garden, downlighters.

Access from the kitchen leads to the





Converted Basement

With oak floor, leading to good sized storage facility and access to

Play Room

12'6" x 9'8" (3.81m x 2.95m)

With radiator, meter cupboard, downlighters, alcove, fitted shelves, oak flooring.

Stairs and First Floor Landing

With balustrade lead to

Bedroom

7'6" x 9' (2.29m x 2.74m)

With radiator.

Bedroom 8'2" x 8'4"

With radiator.

Refitted Bathroom / WC

8'10" x 7' max 4' min (2.69m x 2.13m max 1.22m min)

With panelled bath with mixer tap, pedestal basin with mixer tap, low flush WC, heated towel rail, tiled floor, half tiled walls and shower area with integrated shower unit, concealed ceiling light feature.

Master Bedroom

11'4" x 13'10" max 8'8 min (3.45m x 4.22m max 2.64m min)

With radiator.

Stairs and Landing to Converted Roof Space



Bedroom

10'3" x 12' (3.12m x 3.66m)

With radiator, alcove with an eaves storage facility, radiator, Velux window.

Outside

Walled rear garden area, principally paved and decked with pedestrian access.

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

The property can be approached by proceeding east from our office via Warwick Street and Willes Road proceeding for its entirety, turning left into Northcote Street just before Radford Road. The property can be found located on the left hand side identified by an agents for sale board.

25 Northcote Street

Leamington Spa

CV31 1DX



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

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

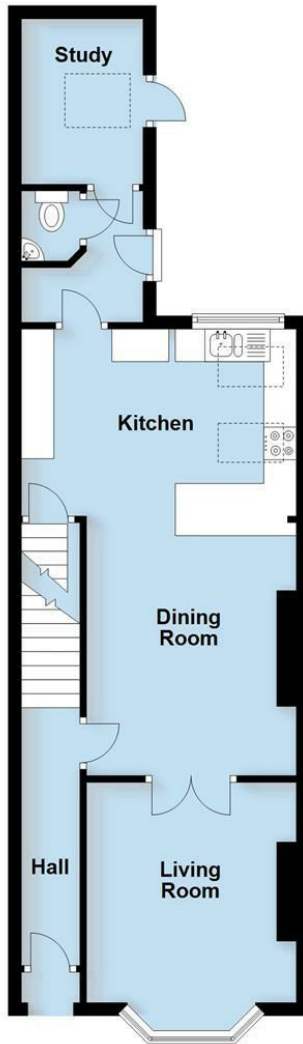
01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(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

Ground Floor

Approx. 52.7 sq. metres (567.6 sq. feet)



Total area: approx. 122.6 sq. metres (1319.5 sq. feet)

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

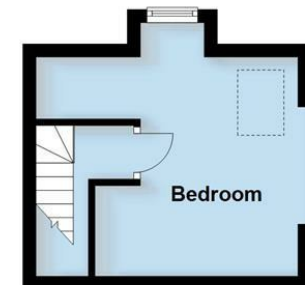
First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Second Floor

Approx. 14.7 sq. metres (158.3 sq. feet)



Basement

Approx. 17.4 sq. metres (186.9 sq. feet)

