ehB RESIDENTIAL

Your Property - Our Business

23, Hill Street, Leamington Spa

Offers Over £300,000

An excellent opportunity to acquire a well modernised, traditionally styled flush fronted mid-terrace residence, providing gas centrally heated, two bedroomed accommodation, featuring refitted kitchen and well fitted bathroom, in this well regarded town centre location. NO CHAIN

Hill Street

Is a popular and established North Leamington Spa location ideally sited within walking distance of the town centre and all facilities and amenities, including shops, schools and a variety of recreational facilities. Built in the late 19th Century, this particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 23 Hill Street, which is an opportunity to acquire a well modernised, traditionally styled flush fronted mid-terrace residence, providing gas centrally heated and sealed unit double glazed two bedroomed accommodation, which has recently been subject to redecoration. The property features a well fitted kitchen and bathroom, pleasant "courtyard" garden and is offered with IMMEDIATE VACANT POSSESSION. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Entrance Hall

With tiled floor, timber panelled entrance door with glazed fan light, and timber and glazed panelled door leading to the...

Lounge/Dining Room

24'3" x 13'3" (7.39m x 4.04m)
With two fireplace recess features, downlighters, built-in original cupboards with shelves over, staircase off with balustrade, understairs cupboard, three radiators.

Fitted Kitchen

12'3" x 7' (3.73m x 2.13m)
With tiled floor, with range of base cupboard and drawer units, complementary rolled edge work surfaces, high level cupboards, single drainer porcelain sink unit with mixer tap, appliance space, gas cooker point, and plumbing for automatic washing machine, radiator, downlighters.

Utility Area

6'6" x 6'6" (1.98m x 1.98m)
With plumbing for automatic washing machine, tiled floor, ledged and braced door feature.

Stairs and Landing

With balustrade, access to roof space, built-in double cupboard.

Bedroom

13'6" x 12' (4.11m x 3.66m)
With polished timber floor, radiator.

Bedroom
8' x 11'9" (2.44m x 3.58m)
With polished timber floor, radiator.

Well Fitted Bathroom/WC
12'3" x 7' (3.73m x 2.13m)
White suite comprising; panelled bath, pedestal basin, low flush WC, quadrant tiled shower cubicle, integrated shower unit, radiator, tiled floor. Boiler cupboard containing Vaillant combination gas fired central heating boiler and programmer.

Outside
To the rear of the property is walled and paved with adjoining brick built store and BBQ area, outside tap.

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 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.

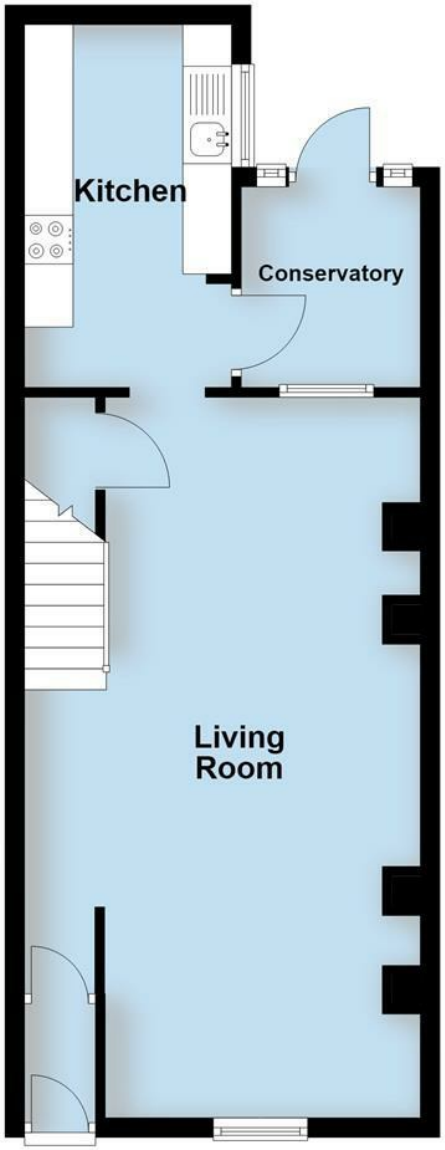
Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

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.

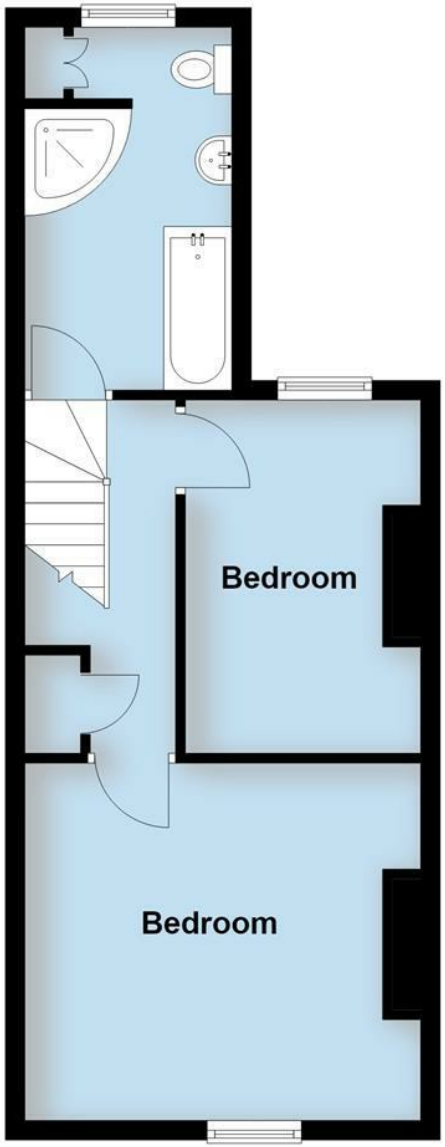
Council Tax
Council Tax Band B.

Location
CV32 5XT

Ground Floor
Approx. 42.5 sq. metres (457.0 sq. feet)



First Floor
Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 80.7 sq. metres (868.9 sq. feet)

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

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- Residential Estate Agents
- Lettings and Property Managers
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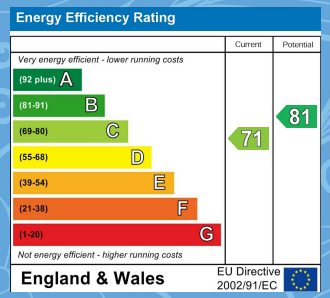

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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