

## ADELAIDE ROAD, LEAMINGTON SPA CV31 3PN



**A SUPERB SIX BEDROOM DETACHED EDWARDIAN HOME. LOCATED WITHIN A SHORT WALK TO LEAMINGTON TOWN CENTRE AND TRAIN STATION.**

- DETACHED
- EDWARDIAN
- FANTASTIC LOCATION
- GARAGE
- SIX BEDROOMS PLUS 2 BEDROOM OWNERS ACCOMMODATION ALL WITH EN-SUITES!
- GOOD YEARLY RENTAL INCOME
  - **\*\*Over 4,000 square feet\*\***
- ANNUAL INCOME OF CIRCA £46,000 BUT WITH POTENTIAL OF £71,000 IF OWNERS FLAT WAS RENTED OUT TOO.
- PERFECT INVESTMENT

**8 BEDROOMS**

**OFFERS OVER £1,000,000**

OPEN DAY BY APPOINTMENT, SATURDAY 23RD JULY. CALL THE OFFICE TO BOOK YOUR VIEWING IN.

\*\*\*INVESTMENT OPPORTUNITY\*\*\* \*\*\*RENTAL INCOME OF £45,000 PA\*\*\* \*\*\*\*\*Potentially could increase to £71,000 if the ground floor area rooms were also rented\*\*\*\*\*

An outstanding six bedroom detached Edwardian home. Boasting stunning views over the riverside and bowling green, this really is an impressive property located on the corner plot side of Adelaide Road and York Road. The property boasts over 4,000 square feet and plenty of characterful features.

The current house is separated into six bedrooms all with En-Suites, located on the first and second floor. Each bedroom has an En-suite. There is a communal kitchen and living room for these bedrooms. Currently each apartments bring in a rental income of circa £46,000 per year. There is also a two bedroom owners flat on the ground floor that has the potential to be rented out for the new owners as a three bedroom ground floor flat. Potentially increasing the annual income to £71,000.

The property has a double garage and garden.

This is a perfect investment opportunity to purchase this imposing property with six tenants in situ.

### Location

Adelaide road is conveniently placed within walking distance of the train station and town centre, as well as the motorway network. At the heart of the town are the beautifully laid out Jephson Gardens on the banks of the River Leam and throughout the town there is evidence of the Regency, Victorian and Edwardian heritage for which Leamington is famous for.

The area has some excellent schools including Arnold Lodge School and Kingsley School for Girls in Leamington Spa. In Warwick, King's High School for Girls, Warwick Prep School and Warwick Boys School. For the commuter, trains run from Leamington train station and Warwick Parkway to Birmingham and London Marylebone. The motorway can be accessed at junction 13, 14 (northbound) and 15 of the M40 with Birmingham to the north and London to the south.

### Front

Accessed from York Road, with scenic views of the river leam and gardens. The property has a private gated entrance leading to front door.

### Entrance Hall

With light point to ceiling and two radiators, this spacious hallway gives access to all ground floor rooms, as well as the stairs to first floor and stairs down to the cellar.

### Reception Room 19'9" x 17'4" (6.045 x 5.305)

Spacious living room with double glazed windows to side aspect and a further double glazed bay window to corner. With two radiators, light point and fire place there is a further double glazed window to the front elevation.

### Dining Room 17'1" x 14'2" (5.208 x 4.341)

This spacious second reception room is currently used as a double bedroom with en-suite. Double glazed windows to side aspect, Two radiators and light point to ceiling. En-Suite consists of WC, shower, sink radiator and light point.

### Snug/Office 15'11" x 11'11" (4.857 x 3.655)

Bay fronted window to front, light point three radiators and access to en-suite.

This room is also currently used as a bedroom but has previously been a reception room/office.

**Kitchen/Dining 22'9" x 11'3" (6.954 x 3.432)**

Spacious kitchen dining room, with double glazed windows to side and front elevation, two radiators, light points, skyline window. Kitchen with worktop and plenty of storage units above and below, integrated oven/grill with six hobs, fridge, sink and space for white goods

**Utility Room**

Provides door to garden, sink, space for further white goods, light point, window and further storage space.

**Cloakroom**

Cloakroom with dark room and two radiators.

**WC**

WC, sink, radiator light point. cupboard and window.

**Cellar 19'0" x 13'9" (5.798 x 4.212)**

Ample sized cellar with steps leading down for access, fully tanked and with lighting/heating.

**First Floor and Bedrooms**

External stairs leading to six one bed lets - all with modern en-suite bathrooms.

**Bedroom One 17'7" x 15'3" (5.379 x 4.664)**

A spacious one double bedroom with en-suite. With two radiators, double glazed windows to front aspect and light point. En-Suite consisting of WC, shower, sink, light point radiator and window to front.

**Bedroom Two 15'6" x 14'6" (4.746 x 4.432)**

With double glazed windows to side aspect, two radiators, light point and En-Suite. There is a storage cupboard also.

En-suite consisting of shower, WC, sink, heated towel rail and window to side aspect.

**Bedroom Three 16'3" x 15'2" (4.954 x 4.625)**

With two radiators, light point to ceiling, walk in wardrobe, double glazed window to side and En-Suite. En-Suite consisting of WC, shower, sink radiator and light point.

**Bedroom Four 19'9" x 17'4" (6.045 x 5.305)**

With large double glazed bay window to front and side aspect, light point to ceiling and two light points to wall, two radiators and En-Suite. En-Suite consisting of shower, WC, sink radiator and double glazed window to front.

**Bedroom Five 15'11" x 11'11" (4.857 x 3.655)**

Double glazed bay window to front aspect, light point, radiator and En-Suite. En-Suite consisting of shower, WC, sink and light point.

**Bedroom Six 16'2" x 11'11" (4.948 x 3.656)**

Double glazed windows to front and side aspect, radiator, light point. En-Suite consisting of window to side, shower, WC, radiator, sink and light-point.

**Communal Kitchen/Living for for bedrooms 28'8" x 12'11" (8.757 x 3.951)**

Spacious and airy kitchen/dining room. This is a communal room shared by the occupants of the six bedrooms on the first and second floors. With two skyline windows. spotlights to ceiling, two radiators.,two storage cupboards, kitchen island with storage within, double glazed windows to side aspect, space for all white goods, sink and space for cooker.



**Rear Garden**

Generous sized rear garden, accessed from either York Road as well as via ground floor utility or stairs from first floor. With paved area for seating and ample lawn space, there is a shed for generous storage. There is garden laid to lawn to the side and paved patio area to the front with secure gating.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information, alternatively you can contact Jason Francis on 07973897543 direct.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**GENERAL INFORMATION****Services**

Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through the Agents on (01926) 430553

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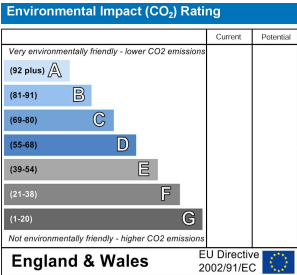
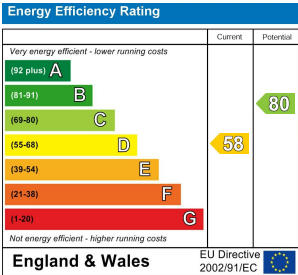












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