

FOR SALE



Northumberland Road, Leamington Spa

4 Bedrooms, 1 Bathroom, Detached House

Guide Price £1,000,000





- Four double bedrooms
- Two reception rooms
- Downstairs cloakroom
- Garage and off road parking
- Substantial rear garden
- Sought after location
- Potential to improve
- No chain

Northumberland Road has consistently proved to be one of the town's most sought after locations, situated conveniently for Leamington Spa town centre and station. An outstanding opportunity to acquire this detached home which is arranged over two floors with ample flexible downstairs living space and four spacious bedrooms. The property benefits from an enviable plot including large mature gardens, substantial off road parking and considerable potential for further extension and improvement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



HALLWAY 15' 1" x 10' 0" (4.6m x 3.05m)

KITCHEN 12' 10" x 10' 0" (3.91m x 3.05m)

UTILITY 8' 0" x 7' 8" (2.44m x 2.34m)

PANTRY 8' 0" x 3' 9" (2.44m x 1.14m)

CLOAKROOM 9' 0" x 3' 8" (2.74m x 1.12m)

LIVING ROOM 14' 8" x 14' 0" (4.47m x 4.27m)

DINING ROOM 14' 0" x 13' 3" (4.27m x 4.04m)



LANDING 10' 0" x 8' 9" (3.05m x 2.67m)

BEDROOM 14' 8" x 14' 0" (4.47m x 4.27m)

BEDROOM 14' 0" x 13' 4" (4.27m x 4.06m)

BEDROOM 12' 0" x 10' 1" (3.66m x 3.07m)

BEDROOM 9' 1" x 9' 0" (2.77m x 2.74m)

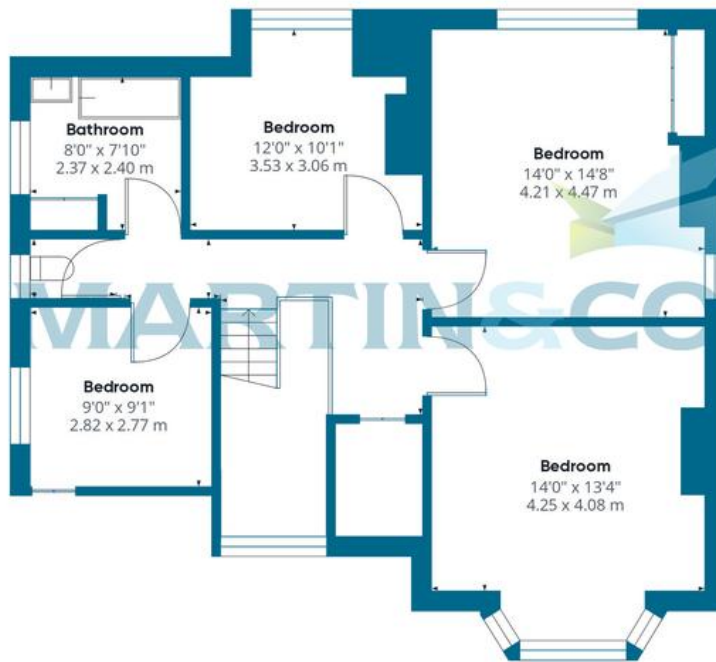
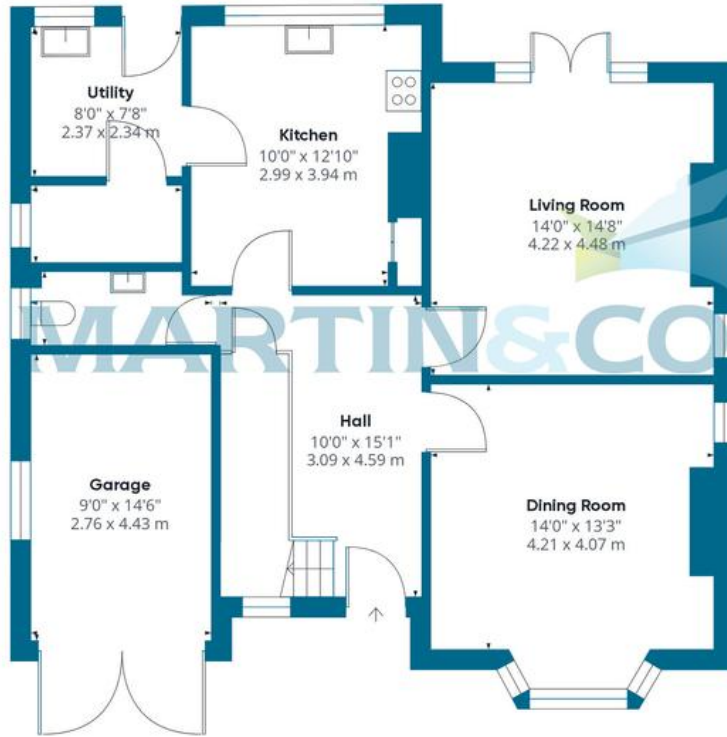
BATHROOM 8' 0" x 7' 10" (2.44m x 2.39m)

WC 5' 0" x 3' 0" (1.52m x 0.91m)

GARAGE 14' 6" x 9' 0" (4.42m x 2.74m)

Council Tax Band - G





Approximate total area

1722.66 ft²

160.04 m²

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