



38 Newbold Terrace East, Leamington Spa, CV32 4EY

Guide price
£1,000,000



An elegant and spacious five bed roomed Regency family residence occupying this stunning and well regarded location with views over Newbold Comyn and large garage to rear.

Briefly Comprising;

Entrance vestibule, entrance hallway, living room, dining room, refitted breakfast kitchen, office, laundry room, converted basement with two large chambers, first floor with formal sitting room leading to veranda, bedroom two, bedroom three with en-suite, additional rear staircase, second floor with master bedroom, en-suite, two further large double bedrooms. Outside utility room and gardeners store, large double garage with store over, courtyard rear garden, gas radiator heating.

Newbold Terrace East

Occupies a most delightful position located just east of the town centre, set overlooking Newbold Comyn. The property is within easy reach of the town centre and Jephson Gardens.

The property offers extensive and flexible family accommodation over three levels with the addition of a basement. The property offers the unique benefit of town centre living and yet with an open aspect to the front. The property boasts character throughout and is set behind a pretty traditional Regency facade. This Grade II accommodation requires urgent internal inspection to appreciate all on offer.

The Property

Is approached via a short gated flagged path to steps to recessed entrance door. Broad original entrance door gives access to...

Entrance Vesibule

With coved cornicing, high ceiling, dado and picture rails and double multi paned doors leading to...

Entrance Hallway

With staircase rising to first floor and beyond, coved cornicing, picture rail, dado rails and strip timber four panelled doors to ground floor accommodation, exposed timber flooring, two radiators, wall light points.

Ground Floor WC

With low level WC, wall mounted wash hand basin, splash back tiling, multi paned window to side elevation.

Living Room

15'2" x 15'10" (4.62m x 4.83m) With feature multi paned broad sash window to shutters behind to front, coved cornicing, ceiling rose, dado rail, feature fireplace surround with inset living flame style gas fire, double radiator and double doors interconnecting to...





Dining Room

12'11" x 14'1" (3.94m x 4.29m) With coved cornicing, picture rail, ceiling rose, feature fireplace with inset living flame style gas fire, double radiator, glazed double doors leading to garden.

Breakfast Kitchen

12' max x 15'10" (3.66m max x 4.83m) Attractively fitted with a range of cream shaker style base and wall units with wood look working surface over with matching upstands, four point AEG induction hob with concealed filter hood over and AEG oven and combi microwave oven, concealed refrigerator and freezer, part concealed AEG dishwasher, sink drainer unit with mixer tap, splash back tiling, further drawer and wall units, down lighter points, coved cornicing, multi paned timber framed double glazed window to side elevation, radiator, door to...

Office

8'11" x 7'6" (2.72m x 2.29m) With feature fireplace, internal multi paned glazed windows to laundry and kitchen, original cupboard to recess with shelving.

Laundry

11'1" x 7'4" plus doorway (3.38m x 2.24m plus doorway) Multi paned style double glazed window to side elevation with secondary glazed unit behind, double radiator, matching wall and base units to kitchen, sink drainer, space and plumbing for washing machine, space for tumble dryer, space for additional appliance and high level wall cupboards with splash back tiling, double radiator.

Utility Room

6'9" x 5'10" (2.06m x 1.78m) Approached from the rear courtyard via a lobby area with staircase rising to the rear of bedroom three. Further door leading into the Utility with wall and base units, space and plumbing for washing machine,

sink drainer, splash back tiling, wall mounted Eintergas boiler, double glazed timber framed window to side elevation.

Basement

Approached via door and staircase from hallway, leading down to lobby area with storage under stairs, further steps to...

Chamber One

With upvc double glazed window to light well to front, radiator, double multi paned doors with shelving to cupboard, further door to concealed cupboard, opening to...

Chamber Two

With further upvc multi paned style double glazed window to rear, fitted working surface, wall cupboards, two radiators.



First Floor Mezzanine Landing

Serving bedroom three and family bathroom to rear, door to..

Further Separate WC

WC with concealed cistern, wall mounted wash hand basin, splash back tiling, timber framed obscure glazed window to side.

First Floor Landing

With radiator, staircase rising in turn to second floor.

Sitting Room

20'4" into chimney recess x 16'5" (6.20m into chimney recess x 5.00m) With feature fireplace surround with inset living flame style gas fire, two multi paned sash windows leading to wrought iron veranda with shutters behind, ceiling roses to two light points, coved corning, picture rail, two radiators.

Bedroom Two

12'10" x 14'1" (3.91m x 4.29m) With feature fireplace surround, coved corning, picture rail, multi paned sash window to rear elevation, radiator.

Family Bathroom

Fitted with a white suite to comprise; bath with telephone style shower attachment to mixer tap, low level WC, pedestal wash hand basin, bidet, corner shower cubicle with wall mounted Aqualisa shower, double radiator, exposed timber flooring, multi paned sash window to side elevation.

Bedroom Three

12'1" x 15'3" (3.68m x 4.65m) With feature fireplace surround, multi paned double glazed window to side elevation, double radiator, door leading to rear staircase with access to outside via rear lobby.

En-Suite Shower Room

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono mixer, corner shower cubicle, thermostatic shower, splash back tiling, chrome radiator towel rail.

Second Floor Mezzanine Landing

With access to bedroom five and door to Airing Cupboard with Worcester boiler and insulated hot water cylinder, staircase continuing to second floor landing, hatch to roof space.

Bedroom One

16'11" to front of fitted wardrobes x 16'5" (5.16m to front of fitted wardrobes x 5.00m) With two timber framed multi paned sash windows to front elevation, picture rail, two radiators, door to wardrobe with a variety of hanging areas, high level storage over.

En-Suite Shower Room





Fitted with a white suite to comprise; low level WC with concealed cistern, pedestal wash hand basin, large shower cubicle with wall mounted shower and control, full splash back tiling in splash back areas, chrome radiator towel rail.

Bedroom Four

12'2" x 14'2" (3.71m x 4.32m) With feature fireplace surround, original shelved cupboards to one chimney recess, multi paned timber framed sash window to rear elevation, wash hand basin set into vanity unit and double radiator.

Bedroom Five

12' x 15'11" (3.66m x 4.85m) With multi paned sash window to rear elevation, feature fireplace surround, picture rail, strip timber cupboards to one chimney recess with slatted shelving and double radiator.

Outside Front

To the front of the property is a shallow fore garden laid to formal planting with box hedging set behind wrought iron railings with gates leading to front.

Outside Rear

To the rear of the property is a courtyard garden, principally laid to block paving with raised herbaceous planted borders. The pathway continues to the rear of the property with gated access to Eastfield Road. There is an attached gardeners store to the rear of the utility room, outside tap.

Double Garage

16'7" x 24'4" including staircase (5.05m x 7.42m including staircase) With folding doors to front and personal door to rear, timber framed double glazed window, dog-leg staircase rising to...

Storage

13'9" x 24'9" (4.19m x 7.54m) Note. Angled ceiling lines restricting head height. With two circular windows and two velux double glazed roof line windows, two radiators, albeit we understand the separate boiler in the garage is no longer in working order but could be replaced if required.

Tenure

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

Services

All mains services are believed 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.

Newbold Terrace East

Leamington Spa
CV32 4EY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	78
EU Directive 2002/91/EC			

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

