



**Connells**

Ranelagh Terrace  
Leamington Spa

# Ranelagh Terrace Leamington Spa CV31 3BT

for sale offers over  
**£260,000**



## Property Description

Three Bedroom Victorian End Terrace | No Onward Chain

Located within easy reach of the town centre and railway station, this spacious three-bedroom Victorian end terrace offers versatile accommodation and is available with no onward chain. Previously operated as a licensed HMO, the property achieved £1,740 PCM over an 11-month tenancy, making it an attractive investment opportunity, whilst also offering excellent potential as a family home.

The accommodation comprises a welcoming entrance hallway, a bay-fronted lounge (previously utilised as a fourth bedroom during its time as an HMO), a separate dining room, galley kitchen, family bathroom and an additional separate WC. To the first floor are three well-proportioned bedrooms.

Outside, the property benefits from a low-maintenance, walled courtyard rear garden.

A versatile property in a convenient location, ideal for investors and owner-occupiers alike.

## Location

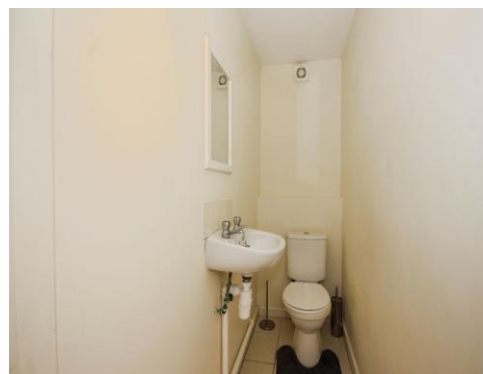
Situated in a highly convenient position close to the heart of Leamington Spa, Ranelagh Terrace offers excellent access to a wide range of amenities including shops, cafés, restaurants, supermarkets and leisure facilities within the town centre. The property is ideally placed for commuters, with Leamington Spa Railway Station approximately 0.3 miles away, providing regular services to Birmingham, London and surrounding towns. The area is well served by local bus routes and offers easy access to the A452, A46 and M40 motorway network. Families benefit from a selection of nearby primary and secondary schools, while attractive green spaces including Jephson Gardens, Pump Room Gardens and Mill Gardens are all within easy reach, making this a desirable location for professionals, families and investors alike.

## Agent's Note

Please note that a previous survey undertaken on the property is understood to have raised a potential issue relating to the roof. Connells do not hold a copy of this survey, and therefore we are unable to verify the nature, extent, or validity of any concerns that may have been identified. Prospective purchasers are advised to rely on their own inspections and obtain an independent survey to satisfy themselves as to the condition of the property.

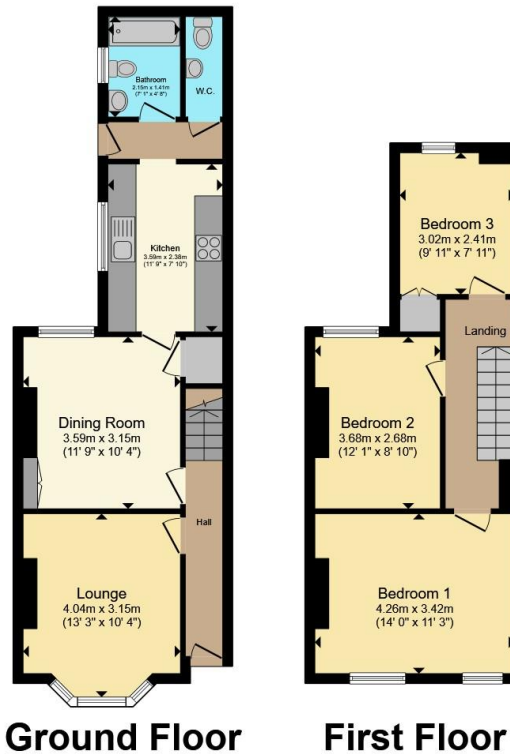
## Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 88.2 m<sup>2</sup> (950 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA315739](http://connells.co.uk/Property/SPA315739)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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