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RESIDENTIAL



Tachbrook Street, Leamington Spa

A well proportioned period bay fronted two double bedroomed terraced property requiring updating and improvement, conveniently situated just south of the town centre.

**Offers over
£200,000**



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Briefly Comprising;

Arched recessed porch, hallway, sitting room with bay window, dining room, white fitted kitchen, first floor landing, two double bedrooms, large bathroom, shallow fore garden and walled courtyard rear garden, gas radiator heating, upvc double glazing, no chain.

The Property

Is approached via a shallow pathway giving access to...

Arched Recess Porch

With upvc part double glazed door leading to..

Entrance Hallway

With staircase rising to first floor landing, radiator.

Living Room

11' into chimney recess x 11'8" plus bay (3.35m into chimney recess x 3.56m plus bay) With upvc double glazed bay window to front elevation, cupboard concealing meters, double radiator.

Dining Room

11'5" into chimney recess x 11'11" (3.48m into chimney recess x 3.63m) With upvc double glazed window to rear elevation, original half cupboard built into one chimney recess, fireplace surround, upvc double glazed window to rear elevation, double radiator, door to...

Kitchen

7'8" x 11' (2.34m x 3.35m) With white wall and base units with contrasting working surface, stainless steel sink drainer unit, wall mounted Glow.worm boiler, some splash back tiling, radiator, tiled floor, under stairs store cupboard, upvc double glazed window to side elevation and part obscure upvc door to outside rear.

First Floor Landing

Bedroom One (Front)

14'5" into chimney recess x 11'8" (4.39m into chimney recess x 3.56m) With upvc double glazed window to front



elevation, double radiator.

Bedroom Two (Rear)

8'11" into chimney recess x 11'11" (2.72m into chimney recess x 3.63m) With upvc double glazed window to rear elevation, double radiator.

Bathroom

7'10" x 11'1" (2.39m x 3.38m) With white suite to comprise; low level WC, pedestal wash hand basin, bath with shower attachment to mixer tap, splash back tiling, radiator, upvc obscure double glazed window to rear elevation.

Outside Front

There is a shallow fore garden set behind a dwarf brick wall.

Outside Rear

A rear courtyard garden being laid to paving, brick walling surrounding, timber gate to rear, two brick built lean-to open stores.

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.

Location

From the agents offices continue down Dale Street, turning left onto Dormer Place. At the traffic island at the bottom of the Parade, turn right and continue for the remainder of the Parade, over the river bridge and into Bath Street. At the traffic lights with the railway bridge, continue straight ahead onto Clemens Street and carry on for some distance, turning left into Aylesford Street. Follow the road around to the right then turn left into Shrubland Street, bear right around the back of the school and turn first left into Tachbrook Street where the property is located a short distance along on the left hand side easily identified by an agents for sale board.

Tachbrook Street

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