



LEICESTER STREET,

complete ●●●
SALES & LETTINGS





A charming late Victorian terraced home ideally positioned in very central north Leamington Spa, offering stylish living just moments from the town's vibrant amenities. This beautifully presented property features an impressive open-plan lounge diner with elegant oak flooring and bi-fold doors, creating a bright and sociable living space, alongside a well-fitted stylish quartz kitchen. Upstairs there are two generous double bedrooms and a modern bathroom. Outside, the home benefits from a low-maintenance courtyard garden, useful side access and storage. Perfectly located within immediate reach of the town centre, train station and picturesque parks, this is an ideal opportunity for a first-time buyer seeking character, convenience and contemporary living.

It's in the details...



Lounge Diner

The composite entrance door with arch window above leads into the open-plan space with oak flooring. There is a uPVC double glazed window to the front with modern fitted shutters. Decorative fireplace with painted surround, fitted alcove shelving and cupboards. Bi-folding door to the south facing courtyard garden. Door through to the kitchen.



Kitchen

A heritage style slate coloured kitchen, with antique door knobs & cup handles and a marble vein quartz worktop, with a sunken ceramic sink and a surface mounted mixer tap. There is a fitted double oven, fitted Hotpot microwave, a fitted dishwasher, a four-ring induction hob, with a quartz splash-back and an extractor over. There is a fitted fridge freezer and pull out ladder racking. A skylight to the ceiling, a uPVC double glazed window, oak shelf, oak flooring and a uPVC double glazed door to the front. Door through to the guest WC.

Guest WC

Patterned tiled flooring, floating sink, with a chrome mixer tap, two tone painted walls and a toilet. An extractor and down-lights.



Landing

A carpeted landing with a uPVC double glazed window, solid timber doors through to the two bedrooms and bathroom.

Bedroom One

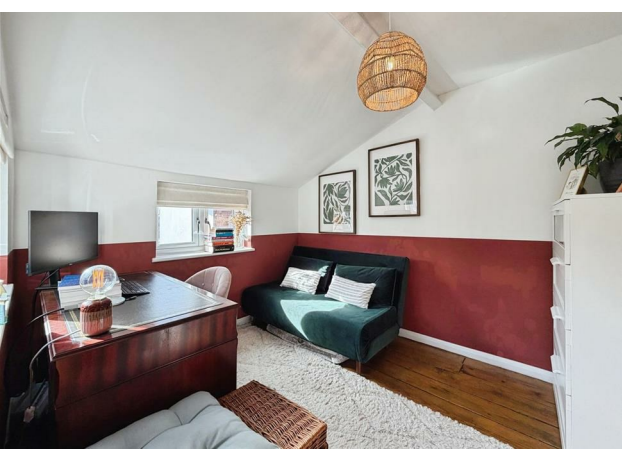
Fitted with oak flooring, nicely decorated, there is an alcove suitable for wardrobes, a radiator and a uPVC double glazed window to the front.

Bedroom Two

We have exposed thick floor boards, two-tone decoration and two uPVC double glazed windows. Radiator.

Bathroom

Luxury vinyl flooring, half-height fitted timber cladding, a bath with a mains shower over and glass shower screen. There is tiled splash-back, a uPVC double glazed window, a vanity sink unit with a mixer tap, a toilet, shelving, useful cupboards with plumbing for a washing machine and slatted shelving. There is a chrome radiator, down-lights and an extractor. Loft hatch to the boarded loft.



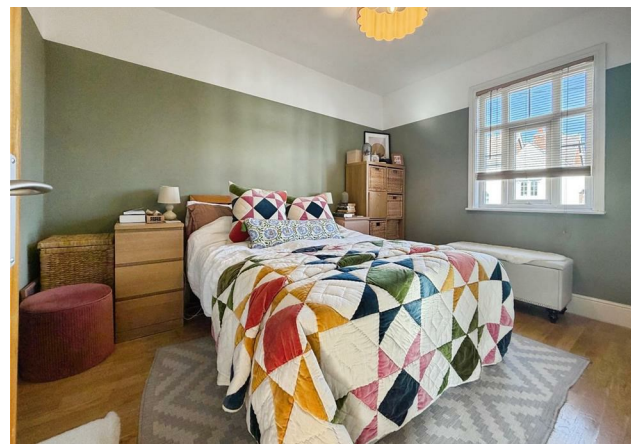
Courtyard

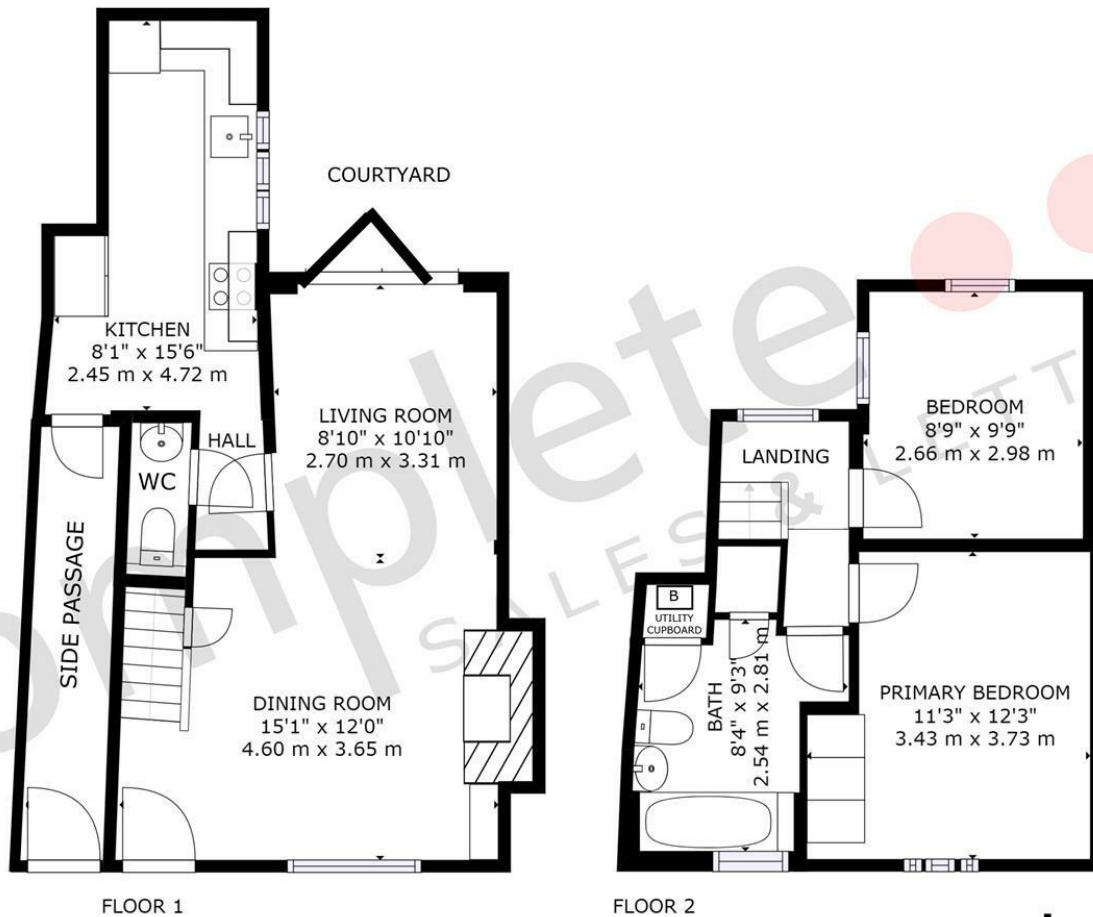
Garden has patent tile flooring and painted brick walling and is South facing.



Location

Situated just to the North/east of the Parade in a desirable location within walking distance to the Leamington Spa town centre and all that it has to offer. Access to local towns is easy with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a walk from this property. School catchments for this property are second to none falling within many private and state schools.



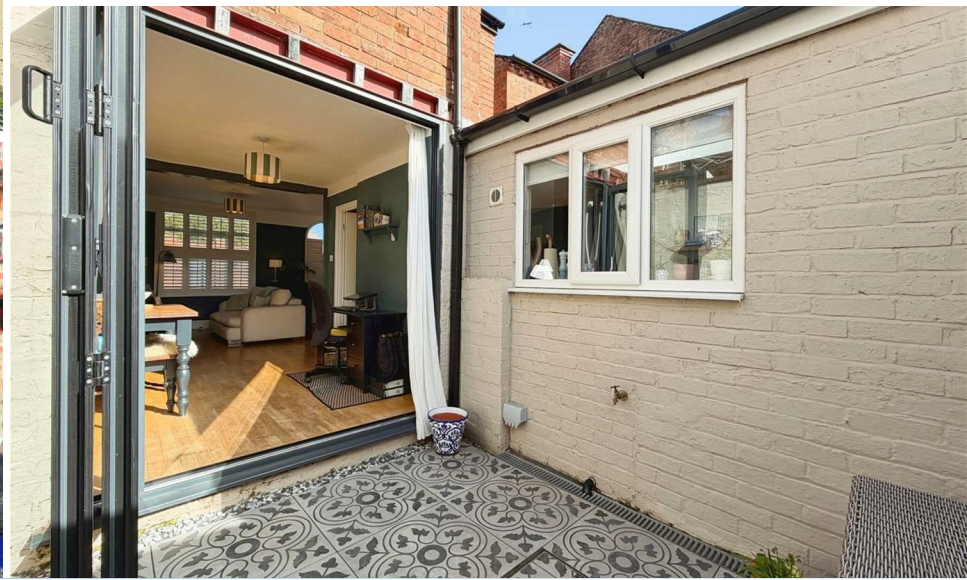
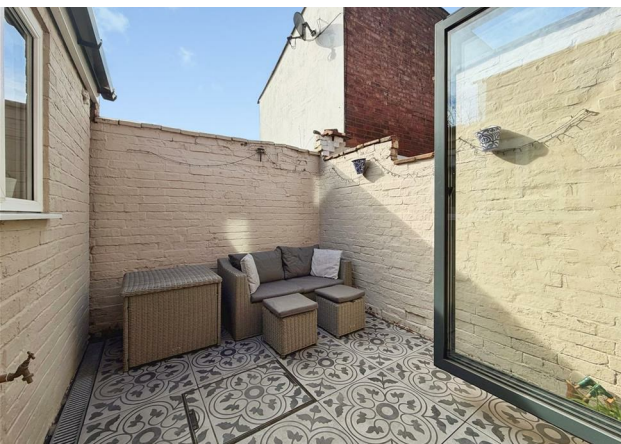


FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 429 sq. ft, 40 m², FLOOR 2: 333 sq. ft, 31 m²
 TOTAL: 762 sq. ft, 71 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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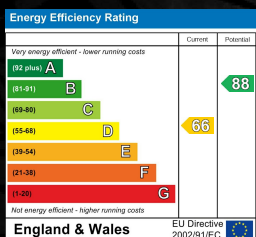
- Stylish Victorian Terrace
- Upstairs Bathroom
- Fitted Kitchen
- Bi-Folds
- Walking Distance Parks & Station

- Two Double Bedrooms
- Open Plan Lounge Diner
- South Facing Courtyard
- Quick Walk To Town Centre
- Ideal First Time Buy



LEICESTER STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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