



**Connells**

Rosefield Street  
Leamington Spa



## Property Description

Charming Three Double Bedroom Victorian Terrace in Central Leamington Spa.

Located in the heart of Leamington Spa, this attractive two double bedroom Victorian terrace offers spacious and versatile accommodation, perfectly positioned to enjoy all that the town centre has to offer.

The property comprises a comfortable lounge leading through to an open-plan kitchen and dining area, creating a sociable space ideal for modern living. To the ground floor there is also a useful shower room/utility.

The lower ground floor hosts a cellar, providing excellent storage or exciting potential for further development, subject to the necessary planning permissions.

To the first floor are two well-proportioned bedrooms and a family bathroom. Stairs from the landing rise to the second floor, housing the third bedroom, offering flexible additional living space to suit a variety of needs.

Externally, the property benefits from a low-maintenance courtyard-style garden with gated rear access.

This charming period home presents an excellent opportunity for buyers seeking character, space and a prime central location.

## Lounge

Spacious, bay-fronted lounge, consisting of a feature fire place and a radiator, with a door

into the inner hallway, stairs rising to the first floor and a door leading to the dining area.

## Dining Area

With a feature fire place, solid wood flooring, a radiator, a door leading to the cellar and open to the kitchen.

## Kitchen

A light and airy kitchen area fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a Belfast sink. Providing space for appliances and comprising a double glazed window to rear elevation, three skylights, with doors leading to the garden and to the downstairs shower room/utility.

## Downstairs Shower Room/Utility

Fitted with a wash hand basin, shower cubicle, low level W/C, a fitted towel rail and a window to rear elevation. Housing the gas central heating boiler, whilst providing space for a washing machine and a tumble dryer.

## Cellar

Having ceiling spotlights, a radiator and a window to front elevation.

## First Floor

### Landing

The stairs lead from the lounge, with doors to both bedrooms and the family bathroom. With stairs rising to the loft conversion.

### Bedroom One

Double bedroom benefitting from a feature fire place, solid wood flooring, a radiator and a sash window to front elevation.

### Bedroom Two

With a feature fire place, solid wood flooring, a radiator and a window to rear elevation.

### Bathroom

White three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls, an extractor fan and a radiator.

## Second Floor

### Bedroom Three

A generous space, currently used as a third double bedroom and benefitting from storage into the eaves, a radiator, a dormer window to front elevation and a skylight.

### Outside

### Garden

Low maintenance L-shaped courtyard garden being mainly laid to gravel, with gated rear access and wall enclosed.

## Parking

Permit parking available.

## Agent's Note

The original house construction includes the top floor to the property. Interested parties should satisfy themselves as to the intended use.









Total floor area 117.1 m<sup>2</sup> (1,260 sq.ft.) approx

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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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