



Connells

Chandos Street
Leamington Spa



Property Description

Situated in a highly sought-after central location, this beautifully presented two double bedroom Victorian terrace offers stylish living just moments from the vibrant town centre. With boutique shops, cafés, restaurants and the train station all within easy reach, the property perfectly combines character, convenience and contemporary design.

This immaculate home has been thoughtfully restored with period features and redecorated by the current owner, creating an inviting and stylish interior throughout.

The accommodation comprises a welcoming entrance hall leading to a charming bay-fronted lounge, full of period character. To the rear, a modern fitted kitchen flows seamlessly into the dining room, creating an ideal space for entertaining and everyday living.

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

To the first floor are two generous double bedrooms and a beautifully appointed, contemporary four piece family bathroom.

Externally, the property benefits from a private walled courtyard garden – a perfect low-maintenance outdoor space for relaxing or al fresco dining.

This is a rare opportunity to acquire a turnkey home in one of Leamington Spa's most desirable locations, ideal for professionals, first-time buyers or investors alike.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a double glazed window to side elevation, a radiator and a door to the lounge, kitchen and cellar.

Lounge

Light and airy lounge consisting of a feature fire place, a radiator, ceiling rose and corner coving and a double glazed sash bay window to front elevation.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a one bowl sink. Integrated appliances include an electric oven, an induction hob with cooker hood over, a dishwasher, a washer/dryer and a fridge/freezer. Comprising a double glazed window to side elevation, an archway leading to the dining room and a door leading to the courtyard garden.

Dining Room

With a radiator and a double glazed window to rear elevation.

Cellar

Access via the hallway offering excellent future potential for conversion (subject to relevant permissions).

First Floor

Landing

Split landing with a double glazed window to the side elevation, a door to bedroom two and stairs rising to the vanity area, bedroom one and the family bathroom.

Bedroom One

Generous double bedroom featuring a ceiling rose, corner coving, two radiators and two double glazed sash windows to front elevation.

Bedroom Two

Double bedroom having a radiator and a double glazed window to side elevation.

Bathroom

Modern four piece suite fitted with a wash hand basin, bath with mixer taps, a separate double walk in shower cubicle and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to rear elevation.

Outside

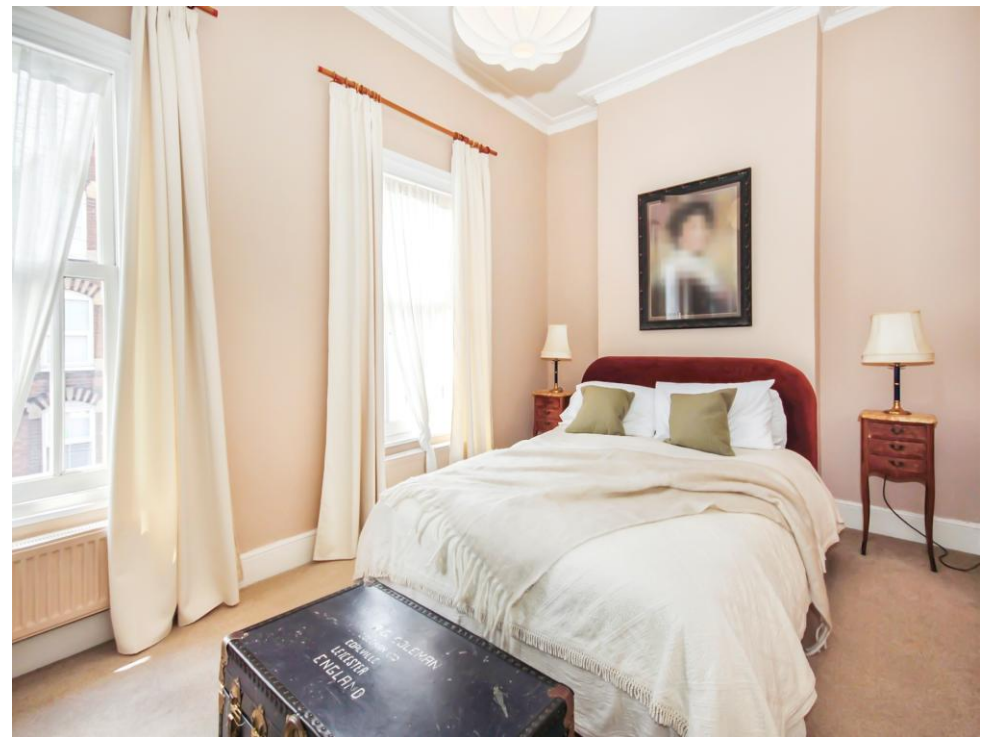
Courtyard Garden

Charming stoned courtyard garden perfect for relaxation or al fresco dining with an alleyway access to the side.

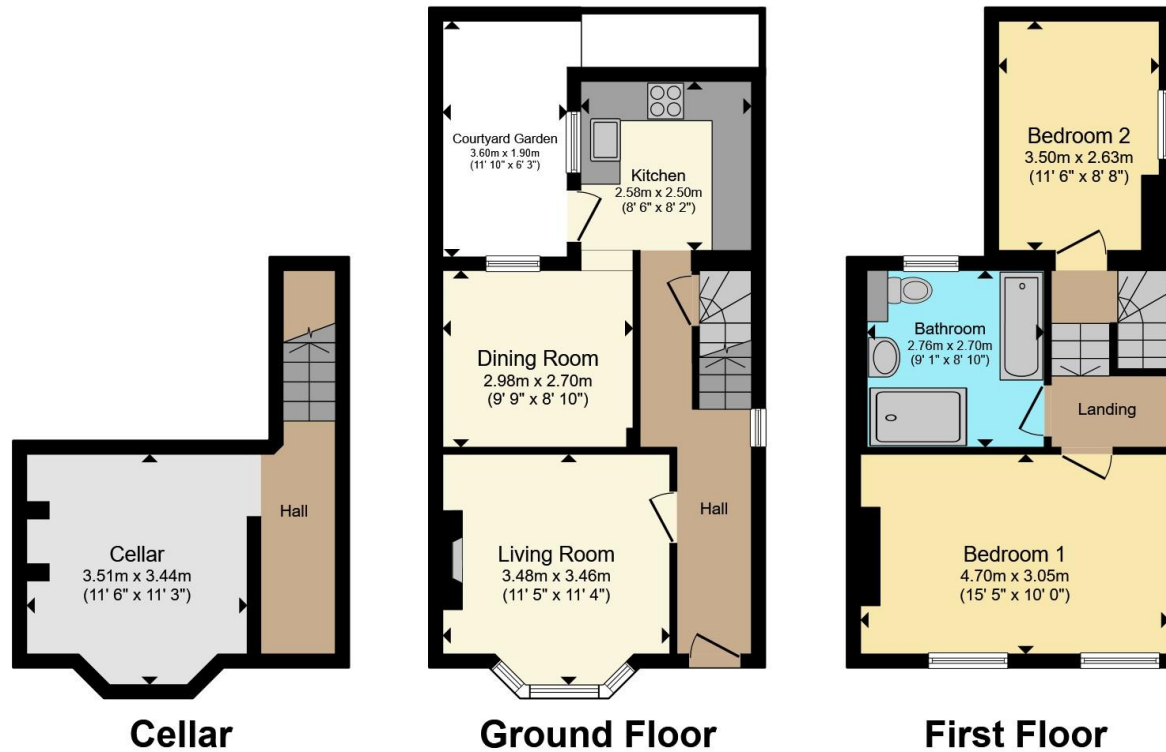
Parking

Permit parking available. Our seller has advised two permits are available for this property in addition to a visitor one.









Total floor area 96.9 m² (1,043 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



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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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