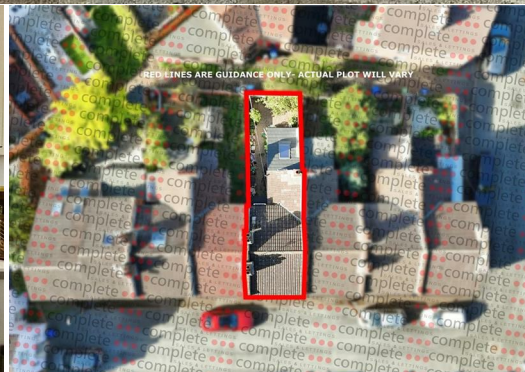




CLAPHAM STREET, TOWN CENTRE

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SALES & LETTINGS





A charming two-bedroom Victorian mid-terrace home, tucked away within a peaceful cul-de-sac in a highly convenient location just off Radford Road. Originally built circa 1890 as workers' cottages for the railway, the property combines period character with a stylish extended kitchen/dining room and is perfectly positioned for easy access to Leamington Spa town centre, the railway station, beautiful parks and the Grand Union Canal. The well-presented accommodation comprises an entrance hall, sitting room, separate living room and an extended kitchen/dining room with a high pitched ceiling and Velux window. Upstairs are two generous double bedrooms and a family bathroom. Outside is a low-maintenance courtyard garden with rear pedestrian access. Clapham Terrace Primary School is moments away, while the nearby Grand Union Canal provides wonderful waterside walks. Offered for sale with no onward chain.

Property Details...

Hallway

A painted timber entrance door with two frosted glazed panels leads into the hallway, which has a fitted entrance mat and engineered oak flooring. Oak doors lead to the sitting room and living room, while a carpeted staircase rises to the first floor.

Sitting Room

With a continuation of the engineered oak flooring, a feature fireplace with painted surround, radiator and uPVC double-glazed window to the front.

Living Room

Featuring engineered oak flooring, a recessed fireplace, radiator and uPVC double-glazed window overlooking the rear garden. A glazed oak door leads through to the extended kitchen/dining room.

Extended Kitchen/Dining Room

A stylish dove-grey, heritage-style kitchen fitted with contrasting gloss worktops and a range of integrated appliances, including a dishwasher, washing machine, fridge/freezer and oven. There is an electric hob with white glass splashback and extractor over, together with a ceramic one-and-a-half-bowl sink with mixer tap and drainer. Timber-effect laminate flooring continues throughout. There is useful under-stairs storage housing the electrics, a further cupboard housing the gas boiler and a uPVC double-glazed window to the side.

Dining Area

A particularly attractive addition to the home, with a continuation of the timber-effect laminate flooring and an impressive high pitched ceiling incorporating a large Velux window, creating a bright and airy entertaining space. There is a radiator, uPVC double-glazed window to the side and uPVC double-glazed French doors opening directly onto the courtyard garden.

Landing

A carpeted landing with oak balustrade and handrail. Oak doors lead to both bedrooms and the bathroom.

Bedroom One

A generous full-width double bedroom with high ceilings and an original decorative fireplace, providing plenty of Victorian character. There is a radiator and uPVC double-glazed window to the front.

Bedroom Two

A further double bedroom with a high ceiling, original feature fireplace, radiator and uPVC double-glazed window.



Bathroom

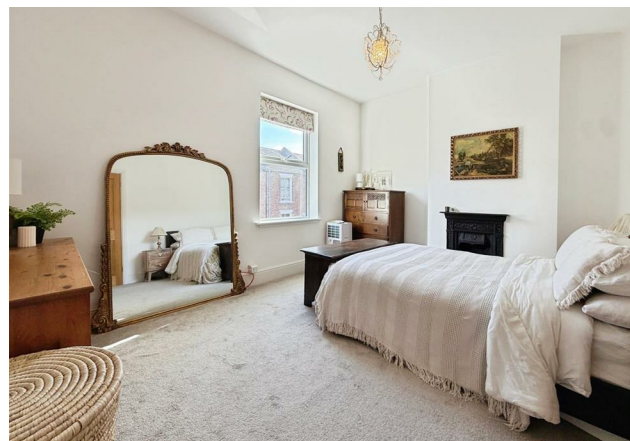
Fitted with timber-effect laminate flooring and a white suite comprising a double-ended bath with glass shower screen and electric shower over, pedestal wash hand basin and WC. There is also a chrome heated towel radiator, extractor fan and uPVC double-glazed window.

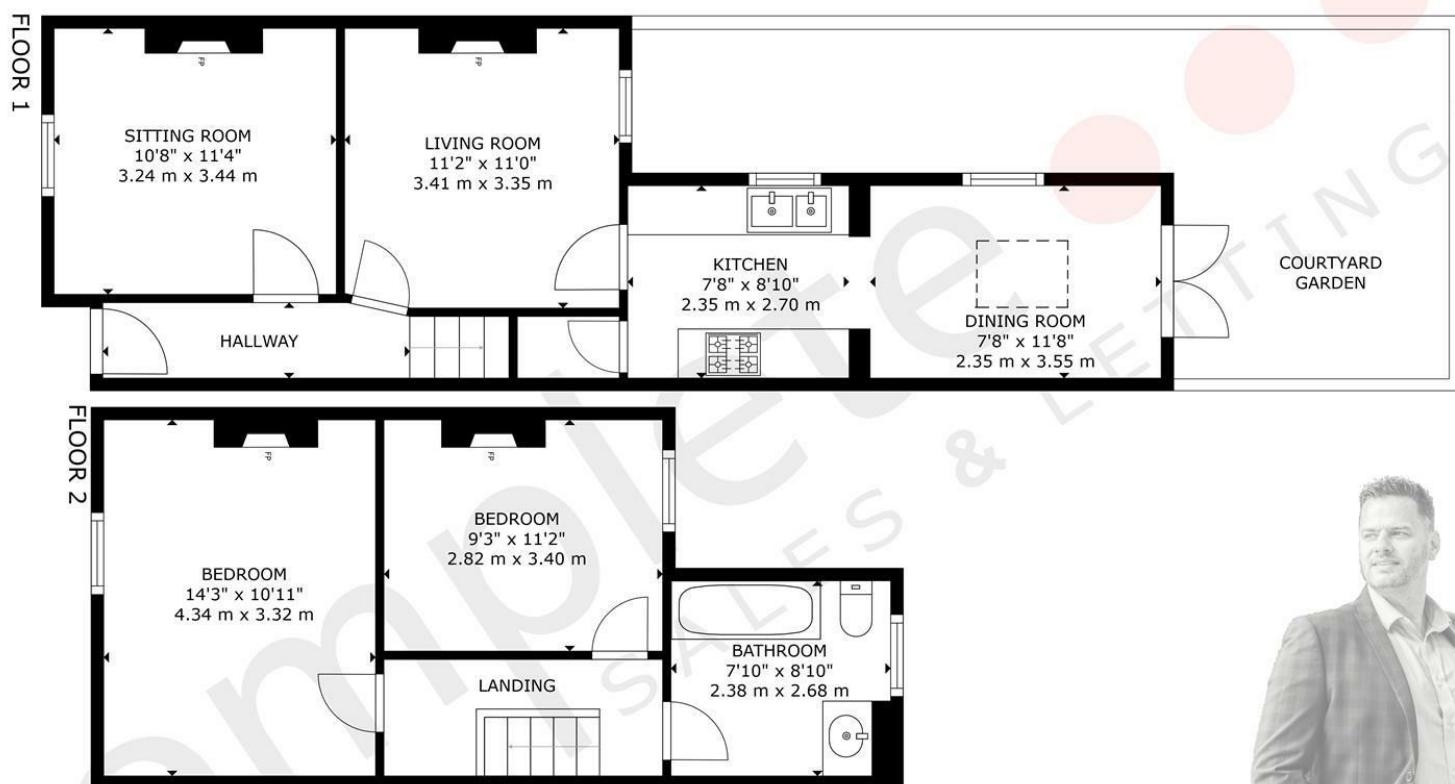
Rear Garden

A low-maintenance courtyard-style garden, predominantly gravelled and enclosed by attractive brick walls. There are raised planted beds and a gate providing access to the rear passageway.

Location

Clapham Street enjoys an excellent position just off Radford Road, combining the appeal of a peaceful cul-de-sac with superb access to everything Leamington Spa has to offer. Clapham Terrace Primary School is just moments away, making this an especially convenient location for young families. For commuters, Leamington Spa railway station is within easy walking distance, providing regular rail services towards London Marylebone, Birmingham and beyond. The vibrant town centre is also easily accessible on foot, offering an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities. Outdoor space is another major attraction of the location. The Grand Union Canal is close by, providing picturesque towpath walks and cycling routes through Leamington and the surrounding countryside. The town's beautiful green





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GROSS INTERNAL AREA
FLOOR 1: 477 sq. ft, 44 m², FLOOR 2: 390 sq. ft, 36 m²
TOTAL: 867 sq. ft, 80 m²
EXCLUDED AREA: PATIO: 288 sq. ft, 26 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. The Leamington Property Expert



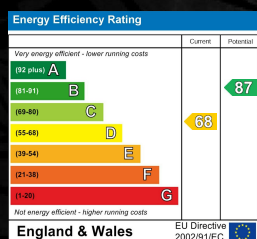
spaces, including Jephson Gardens, Mill Gardens and Newbold Comyn, are also within easy reach, providing wonderful opportunities for walking, recreation and family days out. With the railway station, town centre, highly regarded local schooling, canal-side walks and some of Leamington Spa's finest parks all close at hand, Clapham Street offers an excellent balance of convenience, character and lifestyle.



- An Extended Victorian Home
- Hallway & Courtyard Garden
- No Chain & Cul-De-Sac
- Upstairs Bathroom
- Close To Station, & Primary School



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