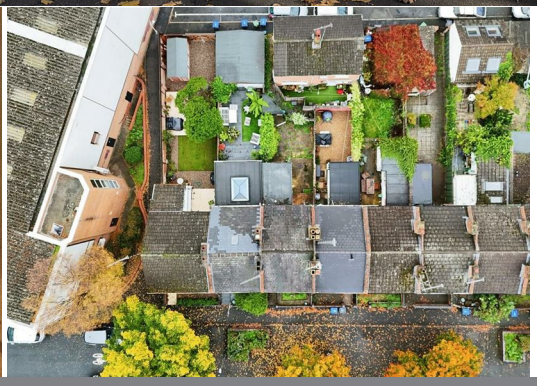








GROVE PLACE, SOUTH LEAMINGTON

complete
SALES & LETTINGS













Offering plenty of potential to create a home tailored to individual tastes, this two-bedroom terraced property occupies a popular location in South Leamington Spa. The house has been rented for a number of years and would now benefit from a programme of modernisation, making it an appealing prospect for buyers looking to put their own stamp on a property. Available with no onward chain, it presents an opportunity for first-time buyers, young families or investors alike.
The accommodation includes an entrance hallway, separate living and dining rooms, a kitchen, guest cloakroom, two double bedrooms and a shower room. To the rear, a private courtyard garden provides outdoor space, while free on-street parking is available to the front.

Entrance Hall
An entrance hallway featuring wood-effect laminate flooring, a central heating radiator, ceiling light point and useful understairs storage cupboard. Doors lead to the living room and separate lounge/dining room.

Lounge
A comfortable living room positioned to the front of the property, featuring fitted carpeting, a double-glazed window to the front elevation, central heating radiator and ceiling light point.

Dining room
A well-proportioned dining room with fitted carpeting, ceiling and wall light points, a central heating radiator and double-glazed window overlooking the rear aspect. Stairs rise to the first floor, with openings leading to the kitchen and a separate guest WC.

Guest WC
Guest WC with tiled flooring, low-level flush WC, central heating radiator, extractor fan and wall-mounted light point.

Kitchen
Fitted with a range of base and wall-mounted storage cupboards and drawers, complemented by tiled flooring and splashbacks. The kitchen features a gas hob with cooker beneath, stainless steel extractor hood, stainless steel sink and drainer with mixer tap, space for a washing machine and freestanding fridge freezer, and a cupboard housing the boiler. Further benefits include a central heating radiator, ceiling light point and large double-glazed window overlooking the rear aspect.

Stairs & Landing
Fully carpeted staircase with painted wooden handrail and ceiling light point, leading to the first-floor landing. The landing benefits from a loft hatch providing access to the roof space, with doors leading to both bedrooms and the shower room.

Bedroom One
A generously sized double bedroom with fitted carpeting, ceiling light point, central heating radiator and double-glazed window to the front aspect. The room offers ample space for a range of bedroom furniture, including wardrobes, a chest of drawers and bedside tables, and also benefits from a television point.

Bedroom Two
A versatile, carpeted bedroom featuring a ceiling light point, central heating radiator and double-glazed window overlooking the rear elevation. The room could comfortably accommodate a bed and bedroom furniture or alternatively be utilised as a home office, nursery or dressing room.



Shower Room

Fitted with a shower enclosure with concertina door, ceramic hand basin with pedestal and tiled splashback, and low-level flush WC. Further features include vinyl flooring, a heated towel radiator, extractor fan, ceiling light point, shaving point and an obscured double-glazed window to the rear elevation.

Rear Courtyard

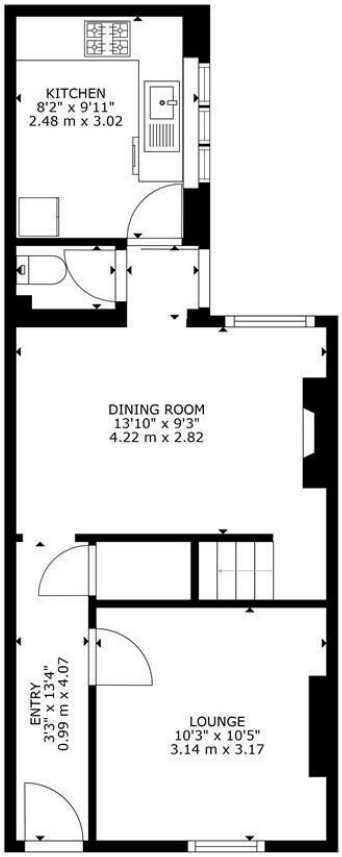
The rear courtyard garden is mainly paved, with timber fencing to the boundaries and a useful garden shed. The space would benefit from some attention and offers excellent potential for buyers to clear, landscape and create an outdoor area to suit their own tastes and requirements.

Location

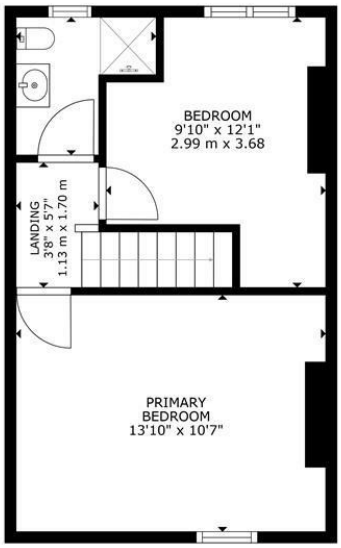
Situated within an increasingly popular location less than 1 mile to the South of The Parade, at the heart of Leamington Spa town centre. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and an easy walk to the train station, with its direct service to London Marylebone. Convenient for everything Leamington Spa has to offer; there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.







FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1: 431 sq. ft, 40 m², FLOOR 2: 317 sq. ft, 29 m²
TOTAL: 748 sq. ft, 69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



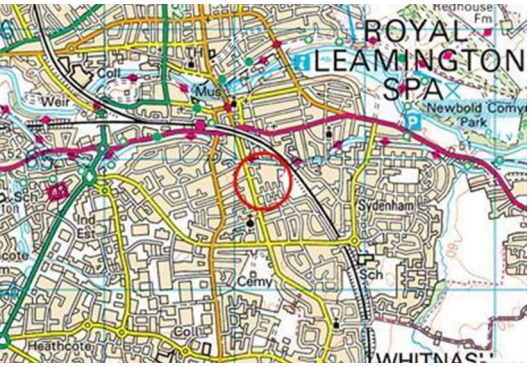




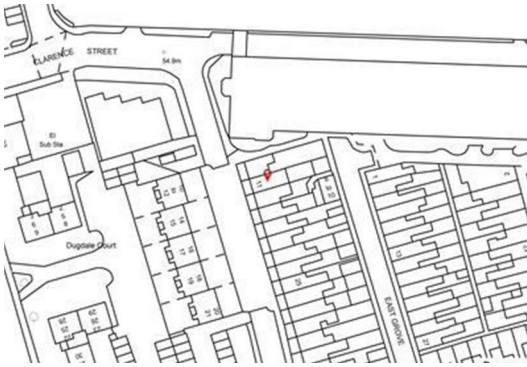




- Mid Terraced Property
- Two Reception Rooms
- Guest WC
- Ideal For Investors Or First Time Buyers
- Street Parking
- Two Bedrooms
- Kitchen
- No Chain
- Close To Amenities
- Rear Courtyard

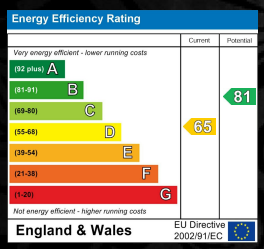






GROVE PLACE, LEAMINGTON SPA

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



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