







CLAPHAM TERRACE, TOWN CENTRE

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SALES & LETTINGS


complete
FOR SALE











A beautifully presented, extended and deceptively spacious Victorian mid-terrace home, perfectly positioned within the highly desirable Clapham Terrace Conservation Area, just a short stroll from the heart of Royal Leamington Spa. This charming period property effortlessly combines traditional Victorian character with stylish modern touches, offering generous accommodation, high ceilings, feature fireplaces and a wonderful extended breakfast kitchen with an impressive glazed roof, flooding the space with natural light. The accommodation comprises an inviting entrance hallway, an elegant through lounge diner with two attractive fireplaces, a bay window and contemporary fitted shutters, a superb extended breakfast kitchen with French doors opening onto the rear garden, and a useful two-chamber cellar. Upstairs, there are two excellent double bedrooms and a spacious, beautifully appointed four-piece family bathroom, complete with a freestanding-style roll-top bath and separate shower enclosure. Outside, the property benefits from a charming frontage and an attractive, low-maintenance walled rear garden, providing a lovely private space for outdoor dining and entertaining. Ideally situated for the town centre, railway station, Clapham Terrace Primary School, Grand Union Canal and Leamington's beautiful parks, this wonderful Victorian home is offered for sale with no onward chain.

Property details…

Entrance Hall
An attractive painted timber and glazed entrance door with a window above welcomes you into the entrance hallway. Featuring white timber-effect laminate flooring, a radiator and an inset entrance mat. A glazed timber door opens into the through lounge diner, whilst a carpeted staircase rises to the first-floor accommodation.

Dining Area
A delightful dining space with a continuation of the white timber-effect laminate flooring, a feature fireplace creating an attractive focal point, a radiator and a uPVC double-glazed window fitted with contemporary shutters. There is a door providing access to the cellar staircase and a glazed timber door leading into the extended breakfast kitchen. A generous square opening creates a lovely flow through to the living area, making this an excellent space for both everyday family life and entertaining.

Living Area
A charming and welcoming reception space, retaining plenty of Victorian character with an attractive open feature fireplace. There is a continuation of the white timber-effect laminate flooring, a radiator and a large uPVC double-glazed window fitted with stylish modern shutters, allowing plenty of natural light into the room.

Breakfast Kitchen
A superb extended breakfast kitchen, creating a wonderfully bright and sociable heart to the home. The kitchen is fitted with a contemporary range of white high-gloss units complemented by contrasting dark worktops. Integrated and fitted appliances include a fridge freezer, oven with four-ring gas hob, stainless steel splashback and extractor hood above. There is also a dishwasher and plumbing for a washing machine. Additional features include a stylish black single-bowl sink with mixer tap and drainer, and a uPVC double-glazed bay window to the side elevation. The impressive extended breakfast area is a particularly lovely feature, boasting an extensive glazed roof that floods the room with natural daylight. There is ample space for a breakfast or dining table, a radiator, a charming split stable door, a large uPVC double-glazed window and French doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

Cellar
A useful two-chamber brick cellar, providing excellent additional storage space and offering potential for a variety of uses, subject to any necessary improvements and consents.

Landing
A carpeted first-floor landing with a useful storage cupboard and doors leading to both double bedrooms and the family bathroom.

Bedroom One
An impressive and generously proportioned full-width principal bedroom, offering excellent space for bedroom furniture. Featuring white timber-effect laminate flooring, a radiator, two uPVC double-glazed windows fitted with contemporary shutters and a substantial triple sliding-door wardrobe, providing excellent storage.

Bedroom Two
A further well-proportioned double bedroom, retaining a lovely sense of period character

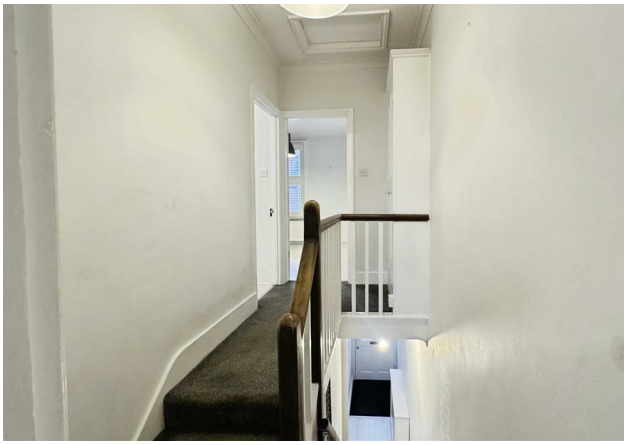


with an attractive feature fireplace. There is white timber-effect laminate flooring, a radiator and a uPVC double-glazed window.

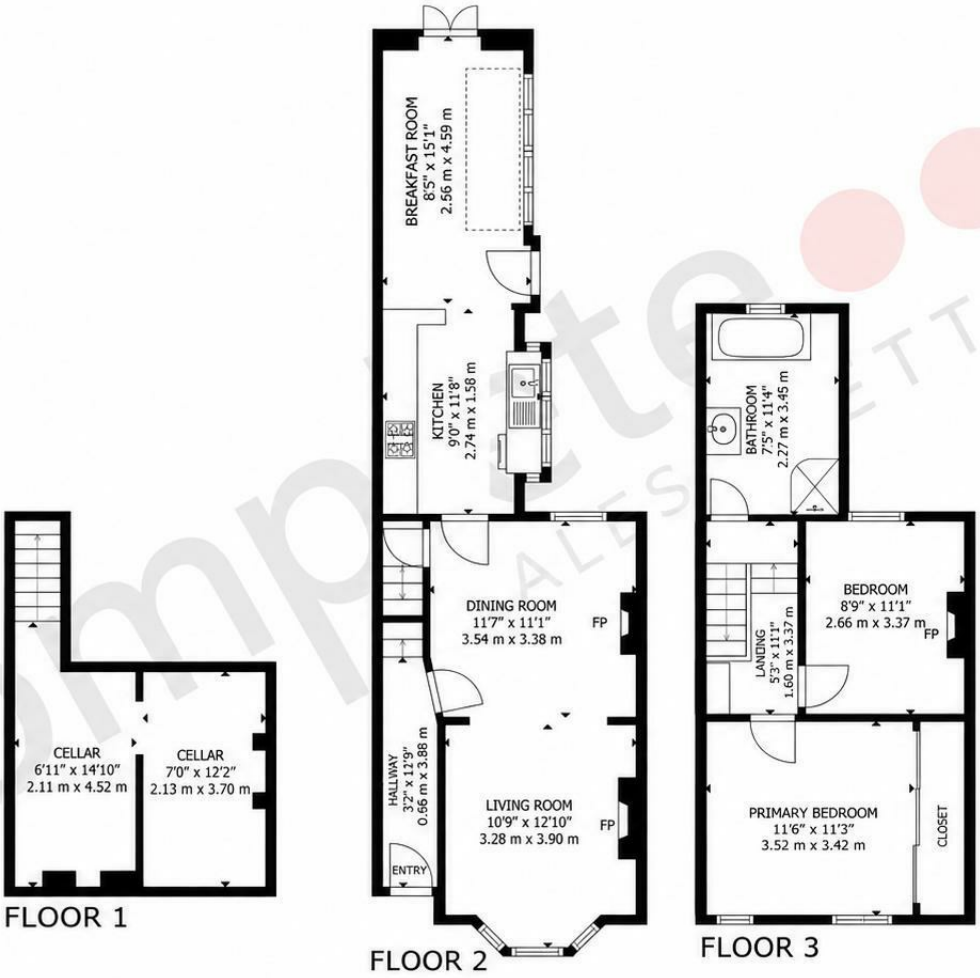
Family Bathroom
A particularly spacious and stylish family bathroom, beautifully appointed with a four-piece suite that combines traditional elegance with modern practicality. The suite comprises a generous quadrant shower enclosure with mains-fed shower, a contemporary countertop washbasin mounted on a vanity-style bench, a wonderful roll-top-style bath set within a timber surround, and a WC with concealed cistern. Further features include predominantly tiled walls, a tall heated radiator, vinyl flooring and a double-glazed window providing natural light and ventilation.

Rear Garden
A charming, low-maintenance rear garden, predominantly laid with attractive sandstone paving to create a wonderful outdoor seating and entertaining area. Established planting beds add colour and greenery, whilst the combination of traditional brick boundary walls and fencing provides an enclosed and private setting. A timber gate gives access to the rear passageway.

Location – Clapham Terrace
Clapham Terrace is one of Leamington Spa's most appealing and characterful residential locations, situated within a highly regarded Conservation Area just off Radford Road. Renowned for its attractive Victorian architecture, traditional terraced homes and wonderful sense of community, the area offers the perfect combination of period charm and convenient town-centre living. The property is ideally positioned within easy walking distance of Leamington Spa's vibrant town centre, with its excellent selection of independent boutiques, fashionable cafés, restaurants, bars and everyday amenities. The beautiful Jephson Gardens, historic Royal Pump Rooms and Victoria Park are all







GROSS INTERNAL AREA

FLOOR 1: 196 sq ft (18 m²) FLOOR 2: 542 sq ft (50 m²)

FLOOR 3: 410 sq ft (38 m²) TOTAL: 1,148 sq ft (106 m²)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





easily accessible, providing wonderful green spaces for relaxation and recreation. For families, the highly regarded Clapham Terrace Primary School is conveniently located nearby, whilst the picturesque Grand Union Canal offers delightful waterside walks and cycling routes. Leamington Spa railway station is also within easy walking distance, providing regular services to Birmingham, Coventry and London Marylebone, making this an excellent location for commuters. With its attractive Victorian streetscape, excellent local amenities, superb transport connections and proximity to everything this fashionable Regency town has to offer, Clapham Terrace continues to be a particularly sought-after place to call home.





- Handsome Victorian Terrace
- Extended Breakfast Kitchen
- Open To Dining Room
- Upstairs Spacious Bathroom
- Popular Cul-De-Sac Near Station
- Two Double Bedrooms
- Bay Front Living Room
- Cellar & Walled Gardens
- No Chain
- Near Clapham Primary & Canal

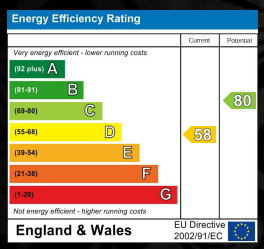






CLAPHAM TERRACE, LEAMINGTON SPA

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



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