



Connells

Rosefield Street
Leamington Spa



Property Description

A charming two bedroom Victorian terrace ideally located in the heart of Leamington Spa, offering excellent potential and available with no onward chain.

In need of modernisation, this characterful property presents a fantastic opportunity for buyers looking to create a stylish town centre home. The ground floor comprises a bay fronted lounge, separate dining room and kitchen to the rear. From the dining room, there is access to a basement, which provides further potential for future use.

To the first floor are two double bedrooms, along with the family bathroom and separate W/C. Stairs led from the landing lead to the second floor, previously used as a spacious third bedroom, providing flexible additional accommodation.

Externally the property enjoys a low maintenance courtyard garden along with on street parking,

Situated just moments from the vibrant town centre, with its array of shops, cafes, restaurants and transport links, this property presents an excellent opportunity for buyers seeking a home with character and potential in a highly desirable location.

Entrance Hallway

Welcoming entrance hallway with doors off to the lounge and dining room.

Lounge

13' 1" max to bay x 10' 3" max (3.99m max to bay x 3.12m max)

Spacious, light and airy, bay-fronted lounge consisting of picture rails and a feature fire place.

Dining Room

12' 11" x 10' 8" max (3.94m x 3.25m max)

Having a feature fire place, picture rails and a sash window to rear elevation.

Kitchen

11' 6" x 6' 5" (3.51m x 1.96m)

Fitted with base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances, with a window to side elevation and a door to the courtyard garden.

Cellar

10' 5" max x 12' 8" (3.17m max x 3.86m)

Access via the dining room with a window to front elevation.

First Floor

Landing

The stairs lead from the hallway. There is an under stairs cupboard and with stairs rising to the loft conversion.

Bedroom One

11' 2" x 13' 9" max (3.40m x 4.19m max)

Double bedroom having picture rails, fitted wardrobes and a sash window to front elevation.

Bedroom Two

12' 2" x 8' 3" max (3.71m x 2.51m max)

Double bedroom with a feature fire place and a sash window to rear elevation.

Bathroom

Two piece suite fitted with a wash hand basin and cast iron bath with mixer taps. Comprising an airing cupboard and a window to rear elevation.

Separate W/C

Fitted with a low level W/C and a window to side elevation.

Top floor

12' 4" max x 11' 4" (3.76m max x 3.45m)

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

Outside

Garden

Low maintenance courtyard garden being mainly laid to patio, with planted border, gated rear access, fence and wall enclosed.

Agent's Note

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

Seller's Comments

The house has benefited from the following during extensive renovation work carried out in the 1980's.

Kitchen and backroom floors being replaced, with a damp proof course.

Cavity wall insulation.

Ceilings replaced.

Electrics replaced.

Water lines,plumbing replaced.

Gas lines replaced.

Extensive plastering.

Sash windows renewed, though may need some more maintenance.

Rear garden wall rebuilt.

New roof.

Heat water by immersion heater/tank in the airing cupboard.

Location is excellent for the local gardens, town, schools and green area of Newbold Common, Victoria Park, swimming baths and fields.

Quiet street, as its not a through road.

Parking, on street, for permit holders.

A bit of history. The terraced houses were built for the servants to the mansions opposite, of which only Rushmore House (local to the court) is still there.







Total floor area 106.8 m² (1,150 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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T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: G Council Tax Band: C

Tenure: Freehold

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