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Leicester Street, Leamington Spa

Price guide
£550,000



An outstanding opportunity to acquire a much improved and extended traditionally styled bay fronted mid terraced villa of character providing well proportioned three bedroomed and two bathroomed accommodation which successfully integrates a high level of modern appointment with many original features in this highly regarded north Leamington Spa location.

Leicester Street

Is a popular and convenient tree lined location situated within easy walking distance of the town centre and all

amenities including shops, schools, recreational facilities and also the local railway station. In recent years Leicester Street, which comprises many fine period dwellings, has proved to be much sought after.

The Property

Is a well modernised and extended traditionally styled mid terraced villa of character providing well proportioned three bedroomed and two bathroomed accommodation arranged over three floors which successfully integrates a high level of modern appointment including well fitted kitchen and bathrooms, with much of the property's original character. The property also features an impressive

open plan living kitchen arrangement with bi-folding doors to south facing landscaped town garden. The property also includes a useful basement utility room and has been maintained by the present owners to an exceptionally high standard throughout. The agents consider internal inspection of this property to be essential for the level of appointment, size and character to be fully appreciated. In further detail the accommodation comprises:-





Recess Porch

With timber and glazed panelled entrance door with coloured leaded lights, leading to the...

Reception Hall

With staircase off and balustrade, coving to ceiling, radiator, dado rail.

Lounge

16'9" x 13' (5.11m x 3.96m) With period cast iron fireplace with tiled inset and hearth, marble mantel and gas real flame effect fire and connection, sash bay window, coving to ceiling and radiator.

Dining Room

13' x 11'6" (3.96m x 3.51m) With period cast iron fireplace with tiled inset, sash window with plantation blinds, radiator and coving to ceiling.

Cloakroom/WC

Refitted with a contemporary style suite comprising vanity unit with wash hand basin, mixer tap, contemporary style radiator, low flush WC with concealed cistern.

Lower Ground Floor Utility Room

16'6" x 12'10" (5.03m x 3.91m) With single drainer stainless steel sink unit with tiled splash back, plumbing for automatic washing machine and vented for tumble dryer.

Living Kitchen

21'6" max x 11' (6.55m max x 3.35m) With high gloss ceramic tiled floor with under floor heating, extensive range of high quality contemporary style base cupboard and drawer units with corian work surfaces and adjoining breakfast bar, matching range of high level cupboards with pelmet lighting under, built in AEG four ring ceramic hob unit, double oven, dishwasher, inset single drainer one and a half bowl stainless steel





sink unit with mixer tap and water purifier, radiator, step to...

Breakfast Area

11' x 9'8" (3.35m x 2.95m) With contemporary style radiator, wall light points and bi-folding patio doors to the south facing rear garden.

Stairs and Landing

Leading to...

Bathroom

11'6" x 10'6" (3.51m x 3.20m) With tiled floor, inset LED lighting, semi sunken bath with mixer tap, tiled splash

backs, pedestal basin with mixer tap, oversized tiled shower cubicle with integrated shower unit, extractor fan, down lighters, plantation blinds and airing cupboard with lagged cylinder, contemporary style sliding doors and contemporary style tubular radiator.

Separate WC

With low flush WC and coving to ceiling.

Bedroom Two

13' x 11'6" (3.96m x 3.51m) With concealed radiator, period cast iron fireplace, polished timber flooring, built in wardrobe with hanging rail and plantation blinds.

Master Bedroom

16'8" x 17' max (5.08m x 5.18m max) With period cast iron fireplace, sash window, triple built in wardrobe with hanging rail and shelf, bed alcove flanked by further matching wardrobes, bedside units with cupboards over and contemporary style radiator.

En-Suite Shower Room/WC

With tiled shower cubicle, integrated shower unit, shower rail and curtain, pedestal basin, low flush WC, being half tiled, contemporary style radiator, down lighters, extractor fan and wall light points.





Stairs and Landing

With turned balustrade, large walk in cupboard containing water tanks and hanging rail and sky light.

Bedroom Three

11'3" x 11'4" (3.43m x 3.45m) With cast iron period fireplace, radiator, plantation blind and wood flooring.

Outside

To the front of the property is a forecourt with railings and gate. To the rear of the property is a charming landscaped south facing town garden paved and flanked by established borders incorporating

ornamental pond with water feature, a small decked area, outside light, tap and electric point. The plot is walled with pedestrian access.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them

to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

The property can be approached by proceeding north from our office via Clarendon Place and turning right into Clarendon Avenue. Proceed for its entirety and follow on to Leicester Street where upon the property will be found located on the right hand side.

Leicester Street

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Your Property - Our Business

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