

Gordon Street

Leamington Spa CV31 1HR



£315,000

Gordon Street is a well presented, three bedroom Victorian terrace situated on a quiet residential street within short walking distance of Leamington Spa station and The Parade. The property boasts period features throughout and the accommodation briefly comprises of dining room, attractive living with log burning stove, fully fitted kitchen, spacious master bedroom, further double bedroom, converted attic currently set as double bedroom and attractive four piece bathroom suite with free standing roll top bath and large shower cubicle. The property further benefits from a private rear courtyard and gated access back on to the street. The property has been sympathetically modernised retaining many period features and is available with no onward chain.



Independent sales & lettings agents
who think outside the box

Crabb Curtis Property Services Ltd
9 Euston Place, Leamington Spa
Warwickshire CV32 4LN
crabbcurtis.co.uk

01926 88 87 77 : Sales
01926 88 88 44 : Lettings
01926 88 82 01 : Fax
leamington@crabbcurtis.co.uk

Find more properties at
crabbcurtis.co.uk

Gordon Street Leamington Spa CV31 1HR



- Character Terrace House
- Two Double Bedrooms
- Loft Room
- Two Reception Rooms
- Period Features
- Private Courtyard Garden
- Town Centre Location
- No Chain

Approach

The property is approached from the front with a wooden entrance door which leads into the property.

Dining Room 13' 2" x 12' 5" (4.01m x 3.78m)

With wooden door to the front, central heating radiator, exposed wood flooring, built in cupboard with electric meter, feature cast iron open fireplace, telephone point and single glazed bay window to the front.

Living Room 13' 10" x 12' 5" (4.22m x 3.78m)

With single glazed window to the rear, television aerial point, under stair storage cupboard, central heating radiator, staircase rising to the first floor and feature wood burning stove with brick surround.

Kitchen 11' 2" x 7' 9" (3.4m x 2.36m)

With duck egg blue fitted kitchen with complementary work surfaces over, stainless steel one and half bowl sink and drainer unit with mixer tap, tiling to floor and walls, electric cooker with stainless steel cooker hood over, cupboard housing a Worcester central heating boiler, space for fridge freezer, space and plumbing for dishwasher and washing machine, spot lighting, double glazed window to the rear and door to the side leading to rear courtyard garden.

First Floor Landing

With staircase rising from the living room, staircase rising to loft room and doors leading into the bedrooms and bathroom.



Bedroom One 12' 6" x 10' 11" (3.81m x 3.33m)

With single glazed window to the front, central heating radiator, over stairs cupboard, exposed wood flooring and feature cast iron open fireplace.

Bedroom Two 11' 0" x 7' 5" (3.35m x 2.26m)

With single glazed window to the rear, central heating radiator, exposed wood flooring and feature cast iron open fireplace.

Bathroom 10' 8" x 7' 11" (3.25m x 2.41m)

With a suite comprising of a roll top bath with telephone shower attachment, low level W.C, pedestal wash hand basin and separate shower cubicle, tiling to floor and splash back areas, spot lighting, central heating radiator, feature cast iron fireplace and single glazed window to the rear.





Second Floor

Loft Room 12' 5" x 11' 11" (3.78m x 3.63m)

With exposed beams, double glazed Velux window to the rear, under eave storage, central heating radiator and wall lights.

Outside

Rear

Wall enclosed, mostly brick paved courtyard garden with decking area and rear gated access'

