

Church Street

Leamington Spa CV31 1ER



£530,000

Church Street is a well presented, deceptively spacious four bedroom Victorian terrace house situated in the heart of Leamington Spa town centre just off The Parade and within a short walk of the station. This beautiful property boasts period features throughout and the accommodation briefly comprises of an attractive living room with feature open fire place through to a dining room, fully fitted kitchen dining room, spacious master bedroom with fitted wardrobes, two further double bedrooms upstairs, family bathroom, converted basement currently set as a double bedroom with attractive three piece shower room suite. The property further benefits from a private rear garden and gated rear access. The property has been sympathetically modernised throughout retaining many period features and is available with no onward chain.



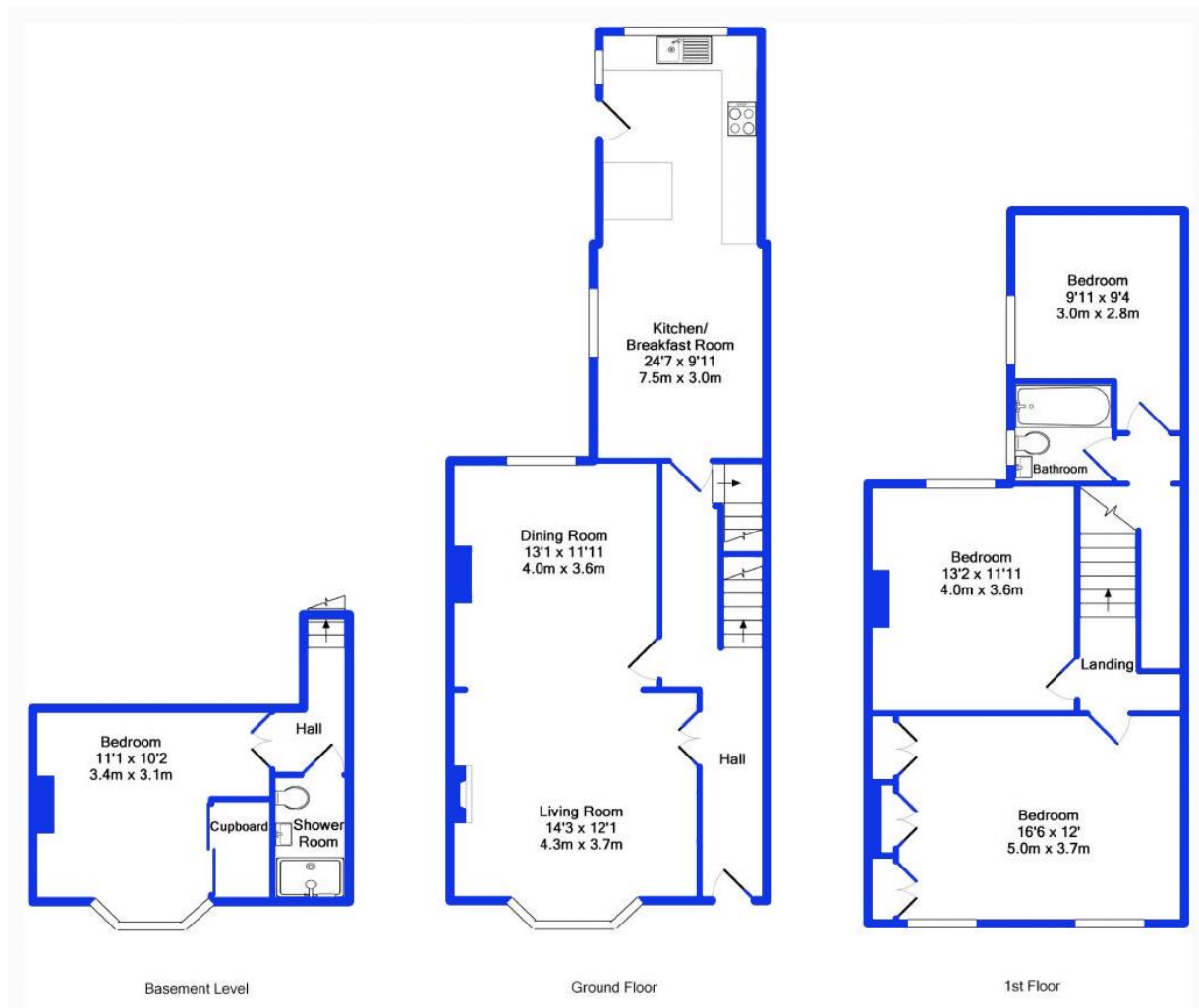
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Church Street Leamington Spa CV31 1ER



- Character Terrace House
- Four Double Bedrooms
- Kitchen Dining Room
- Spacious Through Living / Dining Room
- Period Features
- Private Rear Garden
- Town Centre Location
- No Chain

Entrance Hall

With staircase rising to first floor landing, exposed wood flooring, wall mounted shoe storage unit, coat pegs, central heating radiator and doors leading into living / dining room, kitchen / breakfast room and a staircase descending to the lower ground floor bedroom.

Living Room

With a single glazed bay sash window to the front, cove coricing, wood panelling, central heating radiator, television aerial point, telephone point, exposed wood flooring, feature cast iron open fireplace with surround, two leaded glass double doors leading to the entrance hall and opens into the dining room.

Dining Room

With single glazed sash window to the rear, central heating radiator, exposed wood flooring, tiled hearth, wood shelving, wall mounted thermostat and door leading into the entrance hall.

Kitchen / Breakfast Room

With a range of white high gloss wall and base mounted units with work surface over, inset ceramic sink and drainer unit with mixer tap, tiled floor, tiling to the splash back areas, space and plumbing for washing machine and dishwasher, built in Neff oven, five ring gas hob with stainless steel extractor over, integrated fridge freezer, spot lighting, three feature pendant lights over the breakfast bar, single glazed door to the side leading to the garden and single glazed windows to the side and rear.

Lower Ground Floor

With staircase descending from ground floor entrance hall and doors leading to shower room and bedroom.



Master Bedroom

With two single glazed sash windows to the front with secondary glazing, exposed wood flooring, wall to wall built in wardrobes with hanging rails, shelving and overhead storage cupboards and two feature pendant lights on a dimmer switch.

Bedroom Two

With single glazed sash window to the rear with secondary glazing, shelving, exposed wooden flooring and central heating radiator.

Bedroom Three

With single glazed sash window to the side with secondary glazing, exposed wooden flooring and central heating radiator.

Bedroom Area

With double glazed bay window to the front, central heating radiator, television aerial point, spot lighting, feature shelving and built in wardrobe housing Worcester central heating boiler and electric consumer unit fuse board.

Shower Room

With low level W.C, wash hand basin, heated towel rail, spot lighting, extractor fan and walk in tiled shower cubicle with wall mounted shower and controls.

First Floor Landing

With split level return staircase leading from ground floor entrance hall, feature sky light, exposed wood flooring, hatch providing access to the loft space and doors leading off to bedrooms and family bathroom.





Bathroom

With a white suite comprising of a bath with wall mounted controls, wall mounted shower and shower screen, low level W.C., wash hand basin, tiling to the floor and walls, heated towel rail, high level storage cupboard, spot lighting, extractor fan and single glazed window to the side.

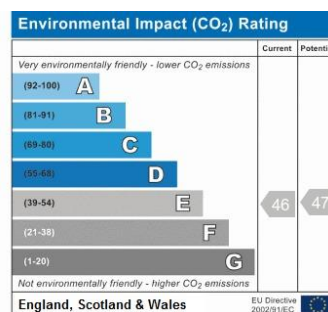
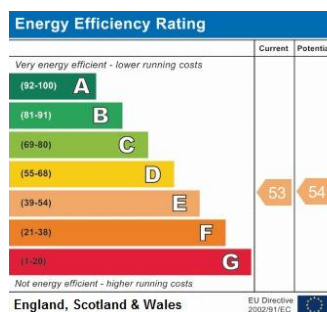
Outside

Front

The garden is set behind a dwarf wall and hedge with path and steps leading to the entrance door.

Rear

The rear garden is wall and fence enclosed is mainly laid to lawn with a paved patio area, herbaceous borders, wooden storage shed and gated rear access.



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