



William Street, Leamington Spa

Price guide
£450,000



A well modernised and extended traditionally styled bay fronted end terraced villa of style and character providing well appointed three bedrooomed accommodation, featuring an open plan living kitchen arrangement in this unique town centre location.

arrangement is a particular feature and the property is offered to an excellent standard of presentation throughout. The agents consider internal inspection to be essential for its style, level of appointment, proportions and unique situation to be fully appreciated.

In further detail the accommodation comprises:-

Recessed Porch

With timber panelled entrance door with glazed panel over.

Entrance Hall

With engineered wood flooring, concealed radiator, staircase off, turned balustrade, under stair cupboard, down lighters.

Lounge

14'3" x 12' (4.34m x 3.66m) With engineered wood flooring, period cast iron fireplace with inset and hearth, bay window with plantation blinds, radiator, coving to ceiling, TV point.

William Street

Is a unique town centre location comprising fine period dwellings, being conveniently situated a short walk from the town centre and all amenities in this 'backwater' location. The local railway station is also within easy reach.

The Property

Is an attractive traditionally styled bay fronted end terraced villa of immense style and character which has been subject to much improvement and extension by the present owners to provide well appointed gas centrally heated three bedrooomed accommodation which successfully integrates a high level of modern appointment with much of the property's original character. The open plan refitted living kitchen

Dining Room

13' x 10' (3.96m x 3.05m) With engineered wood flooring, period cast iron fireplace, radiator and open to...

Refitted Living Kitchen

12'3" x 16' (3.73m x 4.88m) With a range of base cupboard and drawer units with granite work surfaces, matching peninsular unit incorporating one and a half bowl stainless steel sink unit with mixer tap, raised glazed breakfast bar/shelf, built in dishwasher, matching range of high level cupboards, stainless steel range with extractor hood over, open to...

Living Area

8'9" x 7'8" (2.67m x 2.34m) With engineered wood flooring, upvc framed sealed unit double glazed French panelled doors to rear yard, radiator, velux window, down lighters.

Utility Room

7' x 5'6" (2.13m x 1.68m) With a range of base cupboard and drawer units, rolled edged work surfaces, inset round bowl stainless steel sink unit with mixer tap, Worcester wall mounted combination gas fired central heating



boiler and programmer, plumbing for automatic washing machine, fitted shelves, tiled floor.

Separate Cloakroom/WC

With low flush WC, wash hand basin, half tiled with tiled floor, extractor fan, down lighters, radiator.

Stairs & First Floor Landing

With turned balustrade, down lighters.

Refitted Bathroom/WC

11'3" x 7' (3.43m x 2.13m) With white suite comprising panelled bath with mixer tap, walk in shower cubicle with integrated shower unit, low flush WC, pedestal basin with mixer tap, being tiled with tiled floor and under floor heating, extractor fan, chrome heated towel rail.

Bedroom One

13'3" x 14'4" (4.04m x 4.37m) With bay window, radiator, period cast iron fireplace, triple built in wardrobe with hanging rail and shelf, sliding mirrored doors.

Bedroom Three

10' x 13' (3.05m x 3.96m) With radiator, period fireplace.

Stairs & Second Floor Landing

With balustrade.

Bedroom Two

15'4" x 15'2" (4.67m x 4.62m) With radiator, double built in wardrobe with hanging rail, sliding doors, wall light points, access to deep storage facility within the eaves, with electric light, upvc framed sealed unit double glazed window, access to roof space with ladder.

Outside

There is a walled forecourt to the front of the property and a walled and paved rear garden area, being south east facing, 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

Proceeding east from our office via Warwick Street, proceeding onto Willes Road, bear right into Holly Walk, turning left into Wood Street and left into William Street, whereupon the property will be found located on the right hand side, identified by an agents for sale board.

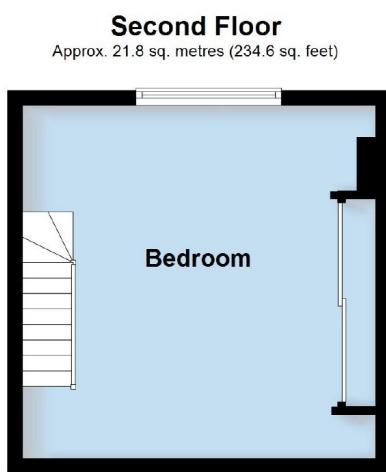
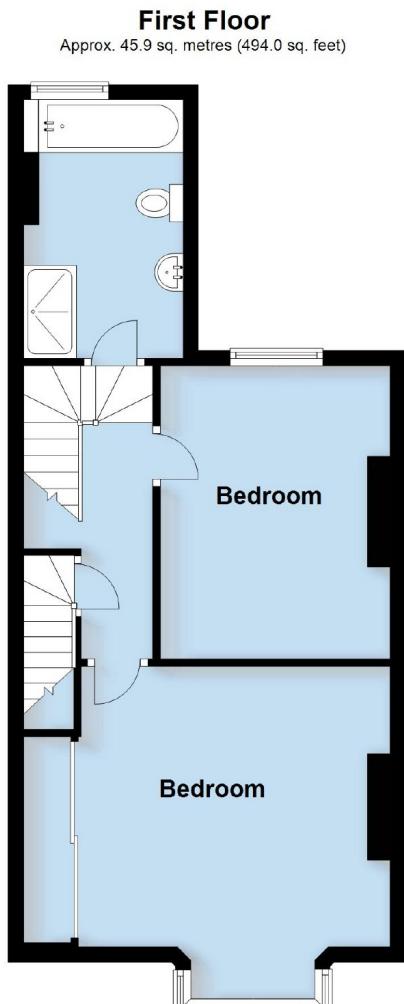
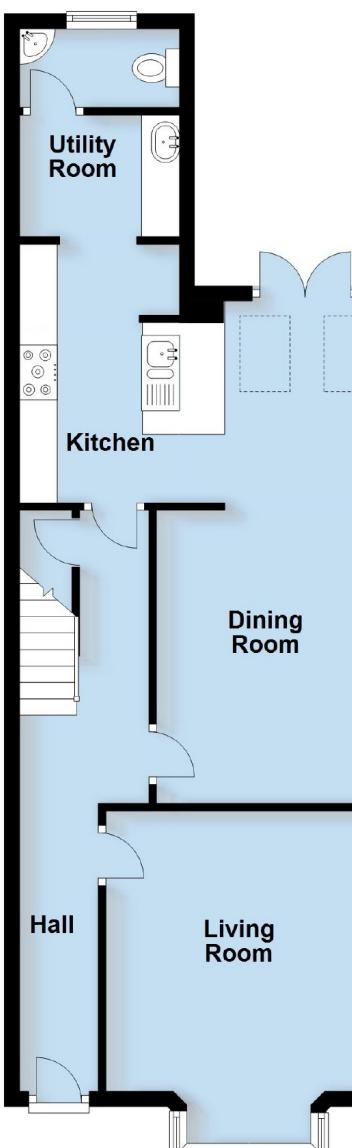
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(33-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 127.2 sq. metres (1369.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL