



SALES AND LETTINGS



WIGWAM
ONLINE OR HIGH STREET

211 Leam Terrace, Leamington Spa, CV31 1DW.

A period home, positioned on a highly regarded street in the old town, on the cusp of central Leamington Spa, offering a short walk into the elegant regency town centre, with its array of boutique shops, cafes, markets and its recreational parks.

Hallway entrance, through lounge/diner, extended kitchen/breakfast, cellar, two double bedrooms, bathroom, courtyard garden.

Description

Wigwam are pleased to offer for sale this period mid terrace Victorian home, located on a well regarded residential street, the property benefits from having two bedrooms and an upstairs bathroom, with approved plans still remaining until October 2019, (see planning reference W/16/1505) to extend the ground floor footprint with a side extension and to provide an additional third bedroom in the roof space with a dormer pitch extension, allowing for better head height.

Ground floor

Entering from street level via a recessed porch, leading into the hallway entrance with staircase ahead and dual access into the through lounge and dining room. This open plan space provides a sitting area with a front aspect, and wall mounted gas fireplace, whereas the dining area has a rear aspect over the courtyard, and access into the kitchen. There is a decorative fireplace in the room. The previously extended kitchen/diner provides a light and airy room due to three side windows, and one at the rear. There are a range of free standing white goods and oven accompanied by a laminated worktop, and some base cream units, with ceramic tiled flooring. Access for the two chamber cellar is via a single door from the kitchen.

First floor

A staircase rises to the landing with loft hatch and coving. The family bathroom is sizeable and we are informed it was re-fitted approximately 6 years ago, offering a four piece white suite, laid with wood laminate flooring, part tiled walls, corner shower cubicle and panelled bath and window to rear. The second double bedroom gives a rear aspect from a UPVC window, with a feature fireplace in the room and is neutrally decorated. The master bedroom is a large room giving a pleasant front aspect over this wide street, it has built in wardrobes in both chimney recesses and a further feature fireplace.

Outside

The rear courtyard is low maintenance, walled surround with mainly a paved area, and gravel path alongside bark borders. Gated rear access is granted via a footpath at the back of Radford Cottages.

Situation

Leam Terrace is positioned in the heart of Old Town and is a wide street with an array of Victorian Villas and Regency Townhouses, making for a pleasant setting. It is a popular residential neighbourhood and has a well regarded local pub, Sainsburys Local and is close to a selection of primary schools. The town of Royal Leamington Spa can be easily accessed from all parts of the country. The M40 motorway is approximately 4 miles away providing links to Birmingham and London. By rail London Marylebone can be reached in just over 1 hour on the quick service.





Basement
Approx. Floor
Area 26.52 Sq.M.
(285 Sq.Ft.)

Ground Floor
Approx. Floor
Area 42.21 Sq.M.
(454 Sq.Ft.)

First Floor
Approx. Floor
Area 36.41 Sq.M.
(392 Sq.Ft.)

All items illustrated on this plan are included in the Total Approx. Floor Area 105.14 Sq.M. (1132 Sq.Ft.)

Important Information

Every care has been taken with the preparation of these sales particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These particulars do not constitute part or all of an offer or contracts are not to be relied upon as statement of representation or fact. Wigwam® has not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floor plans supplied are for general guidance / illustrative purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	