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Rugby Road, Leamington Spa

Price guide
£695,000



An outstanding opportunity to acquire an impressive period townhouse of style and character providing well appointed and spacious three bedroomed accommodation with additional attic conversion, successfully integrating a high level of modern appointment with much of the property's original character, including a spacious garage in a highly favoured north Leamington Spa location.

Rugby Road

Is an established north Leamington Spa location comprising many fine period dwellings being conveniently sited within easy reach of the town centre and all amenities. The location has proved to be popular due to the proximity to several

highly regarded schools and is also close to a variety of recreational facilities as well as the local railway station.

The Property

Is an impressive traditionally styled bay fronted mid terraced villa of style and character providing well appointed and spacious accommodation with many features including three principal bedrooms with additional attic conversion, a magnificent open plan living kitchen with stained glass window feature, basement conversion and a double garage. The property has been sympathetically modernised to retain much of the property's original character yet successfully integrates a high level of modern appointment and has been maintained by the present owners to an exceptional

standard throughout. The agents consider internal inspection to be essential for the level of appointment, character, size and situation to be fully appreciated. In further details the accommodation comprises:-

Recessed Porch

With timber panelled entrance door with colour leaded glazed panels, leading to...





Reception Hall

With minton tiled floor, coved cornice and dado rail, concealed radiator, staircase with balustrade off and telephone point.

Lounge

15'3" x 12'6" (4.65m x 3.81m) With period cast iron fireplace with tiled inset and mantel, quarry tiled hearth, sealed unit double glazed bay window with plantation blinds, concealed radiator, TV point, coved cornice, alcove with fitted shelves, folding plantation style doors lead to...

Dining Room

12' x 10'6" (3.66m x 3.20m) With period style fireplace with mantel and tiled hearth, coved cornice, concealed radiator.

Open Plan Living Kitchen

13'8" x 10'6" (4.17m x 3.20m) With tiled floor, extensive range of cream faced base cupboard and drawer units, part corian work surfaces, tiled travertine splash backs, concealed radiator, inset double bowl Belfast sink unit with mixer tap, Rangemaster range with glazed panelled door, splash back, extractor hood over, extensive range of matching high level cupboards including glazed fronted display units, appliance space and plumbing for automatic

washing machine, integrated dishwasher, concealed pelmet lighting, coved cornice, spot lights, bay window feature, antique coloured leaded windows, period cast iron fireplace with tiled inset, timber lintel over, TV point and radiator. Accessed from the reception hall is access to....

Lower Ground Floor

With staircase and spot lights and comprises:-

Office/Family Room

14' x 6'6" (4.27m x 1.98m) With tiled floor, integrated sound system, meter cupboards, radiator and down lighters.



Stairs and First Floor Landing

With balustrade, radiator, dado rail, double built in cupboard with hanging rails and shelves.

Part Boarded Roof Space

With electric light and pull down ladder.

Bedroom Two

13'6" x 10'9" (4.11m x 3.28m) With sash bay window, concealed radiator.

Bathroom/WC

9' x 7'3" (2.74m x 2.21m) With white suite comprising; panelled bath with mixer tap, shower attachment and

screen, pedestal basin, low flush WC, tongue and grooved panelling to dado height with white splash backs to bath, chrome heated towel rail, tiled floor, down lighters.

Shower Room/WC

5'9" x 6'1" (1.75m x 1.85m) Recently refitted with quadrant shower cubicle with integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, being tiled with tiled floor, roller blind, chrome heated towel rail and down lighters.

Bedroom Three

12'3" x 11' (3.73m x 3.35m) With radiator, range of built in custom made wardrobes comprising double wardrobe with

hanging rail and further double cupboard unit and matching boiler cupboard containing combination gas fired central heating boiler and programmer, picture rail, central ceiling rose.

Master Bedroom

17' x 15' (5.18m x 4.57m) With sealed unit double glazed bay window with plantation blinds, radiator, coving to ceiling, period cast iron fireplace with tiled inset, flanked by two custom made built in wardrobes with hanging rails.

Stairs and Landing

Leads to...





Attic Conversion

16' x 12'6" (4.88m x 3.81m) With balustrade, exposed roof timber feature, sealed unit double glazed window, access to storage facility within the eaves, radiator and down lighters.

Outside

The front fore court is principally laid to gravel with established foliage, being walled with gate. The rear of the property has been fully landscaped with covered side area immediately to the rear of the garage, being tiled with garden WC (with low flush WC, wash hand basin, flooring and tiled splash back). The garden is principally paved with raised flower beds, being walled with wall light points and leads to the garage.

Brick Built Garage

18'8" x 17'7" (5.69m x 5.36m) With up and over door, electric light, power point and personal door.

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 north from the office via Clarendon Place, on reaching the roundabout bear left into Rugby Road whereupon the property will be found located on the right hand side, identified by an agents for sale board.

Rugby Road

Leamington Spa
CV32 6DG

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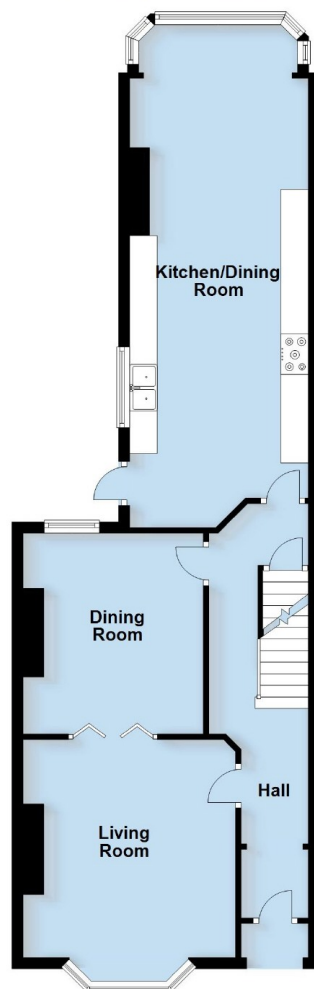
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Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL

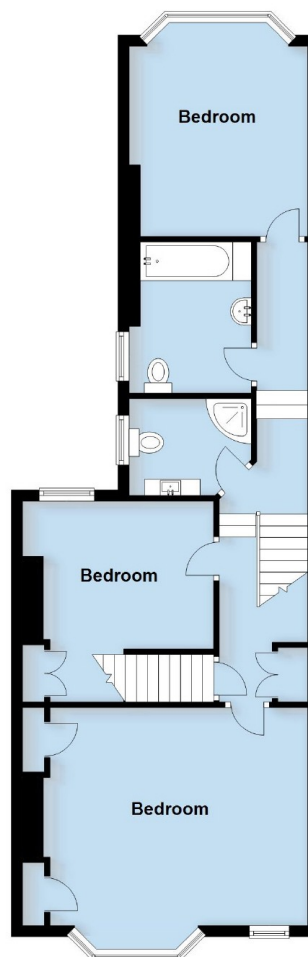
Ground Floor

Approx. 69.5 sq. metres (747.6 sq. feet)



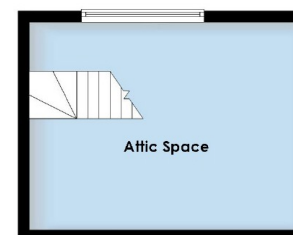
First Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



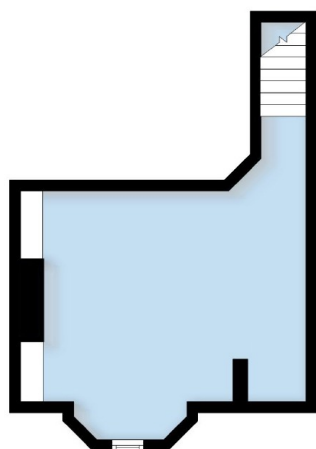
Second Floor

Approx. 18.4 sq. metres (198.1 sq. feet)



Basement

Approx. 23.6 sq. metres (254.3 sq. feet)



Total area: approx. 178.6 sq. metres (1922.6 sq. feet)

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