



ACACIA ROAD, MILVERTON

complete ●●●
SALES & LETTINGS





A two bedroom ground floor garden maisonette situated in the sought after Milverton area of Leamington Spa. Offering good access to Leamington town centre, local shops, schools and bus routes. Internally the accommodation comprises: entrance hallway, lounge, fitted kitchen, 2 bedrooms and a family bathroom. Externally there is a good size private garden to the rear. Further benefits include: gas central heating & double glazing. This property is suitable to first time buyers or investors. **NO CHAIN**

Approach

The property is set behind a walled garden with path leading to the private front door.

Entrance Hall

A beautifully bright and airy entrance hall welcomes you into the property, featuring full carpeting, a central heating radiator and ceiling light point. The hall benefits from a spacious downstairs storage cupboard, an additional storage cupboard, and provides access to the lounge/dining room, kitchen, two bedrooms and family bathroom.

Lounge/Diner

A cosy yet contemporary lounge/dining room, beautifully presented and fully carpeted throughout. The room features an attractive gas fireplace with an oak surround and marble hearth, creating a warm and inviting focal point. A large double-glazed window to the front aspect allows for an abundance of natural light, while a central heating radiator ensures year-round comfort. Bespoke fitted shelving and cupboards provide stylish storage solutions, complemented by a TV point. The dining area comfortably accommodates a four- to six-seater dining table, making it ideal for both everyday living and entertaining.

Kitchen

Fitted with attractive terracotta tiled flooring, this well-appointed kitchen enjoys views over the rear garden through a double-glazed window. The kitchen features a range of matching wall and base units with complementary work surfaces, tiled splashbacks, and a stainless-steel sink with drainer and mixer tap. Integrated appliances include a washing machine and fridge, while a four-ring gas hob with oven beneath provides practical cooking facilities. Additional features include a central heating radiator, ceiling light point, and a useful storage cupboard.

Bedroom One

A generously proportioned double bedroom, beautifully presented and fully carpeted throughout. Enjoying pleasant views over the rear garden via a double-glazed window, the room also benefits from a patio door providing direct access to the garden. Additional features include a central heating radiator and wall-mounted lighting. Offering ample space for a range of bedroom furniture, including bedside tables, wardrobes and dressing tables, this comfortable room provides a peaceful and practical retreat.

Bedroom Two

A well-proportioned second double bedroom, fully carpeted and finished with a double-glazed window to the front aspect, allowing for plenty of natural light. The room benefits from wall-mounted lighting and a central heating radiator, and offers ample space for a wardrobe and additional bedroom furnishings.



Bathroom

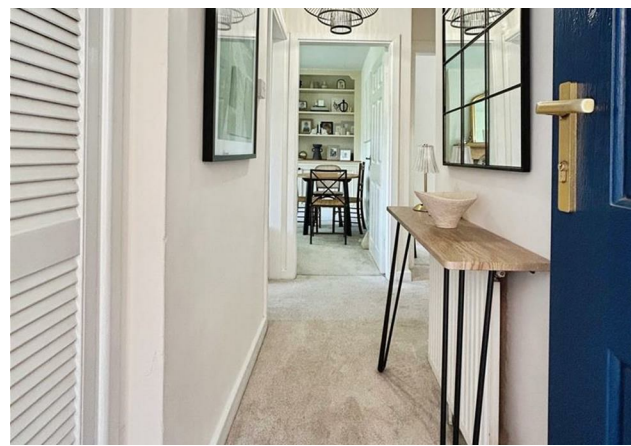
A fully tiled bathroom featuring a double-glazed obscured window to the side aspect, allowing natural light while maintaining privacy. The suite comprises a panelled bath with overhead shower and glass screen, a low-level flush WC, and a ceramic hand basin set on a pedestal. Additional benefits include a wall-mounted stainless steel heated towel radiator and ceiling light point, completing this well-presented and practical space

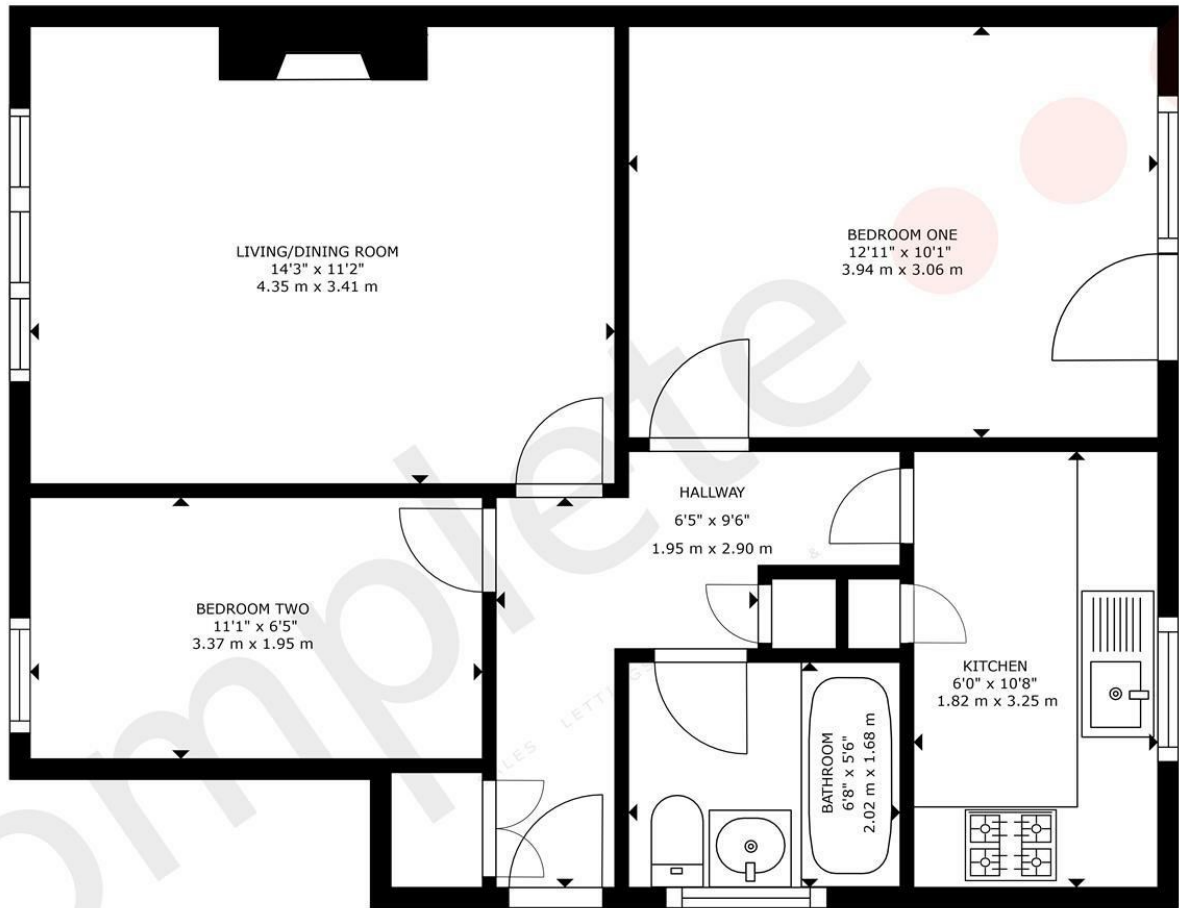
Rear Garden

A partly enclosed private rear garden offering a good degree of seclusion, bordered by mature trees that enhance the sense of privacy and natural surroundings. The garden provides access from the rear bedroom as well as the side of the property. Requiring some care and attention, it presents an excellent opportunity to landscape and create an attractive outdoor space tailored to personal taste.

Location

Located in the very fashionable Central West of Leamington Spa and within strolling distance to the town centre which has an abundance of superb boutiques, retail outlets, bars, restaurants, theatres, a fantastic library, several attractive parks bordering the River Leam and also cinema. Extensive amenities are located around Leamington suburbs too including retail parks. The schooling is superb with a good selection of state, grammar and private schools

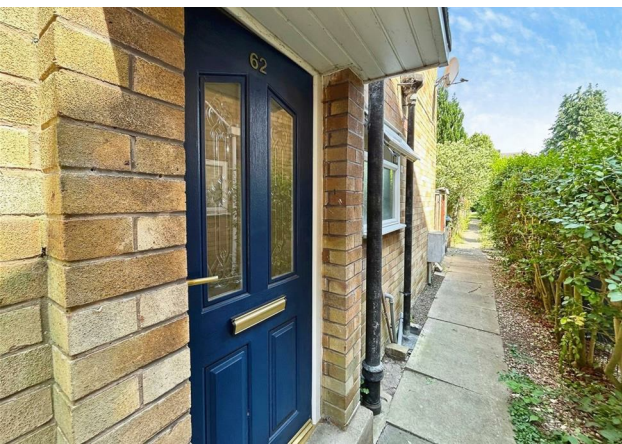




FLOOR PLAN

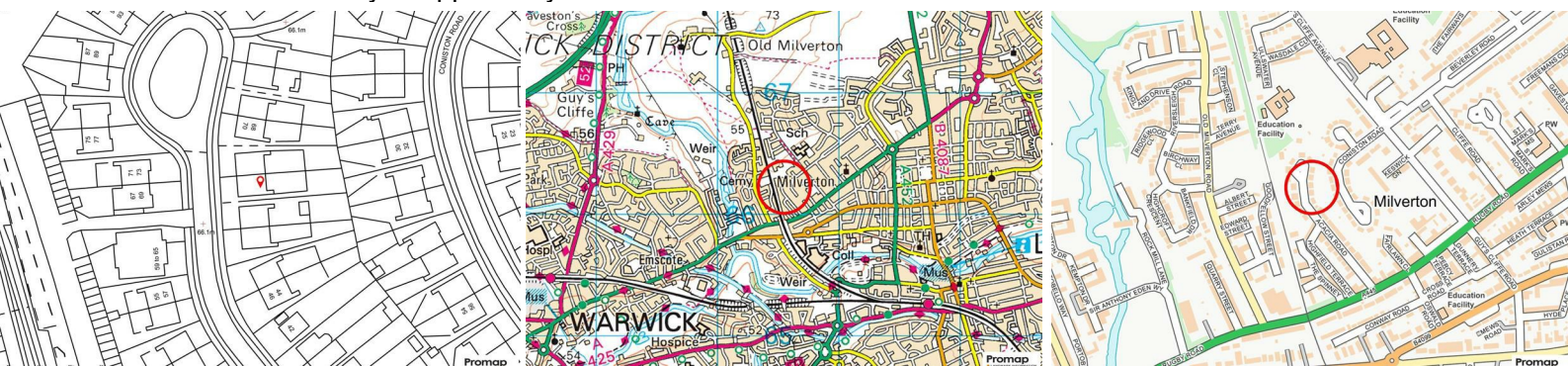
GROSS INTERNAL AREA
 FLOOR PLAN: 552 sq. ft., 51 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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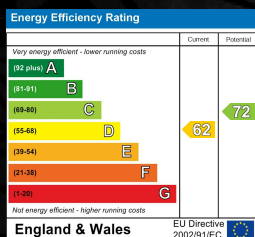


- Garden Maisonette
- Lounge/Diner
- Bathroom
- Street Garden
- First Time Buyer Opportunity
- Two Bedrooms
- Fitted Kitchen
- Direct Access ToThe Private Garden
- North Leamington Location
- No Chain



ACACIA ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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