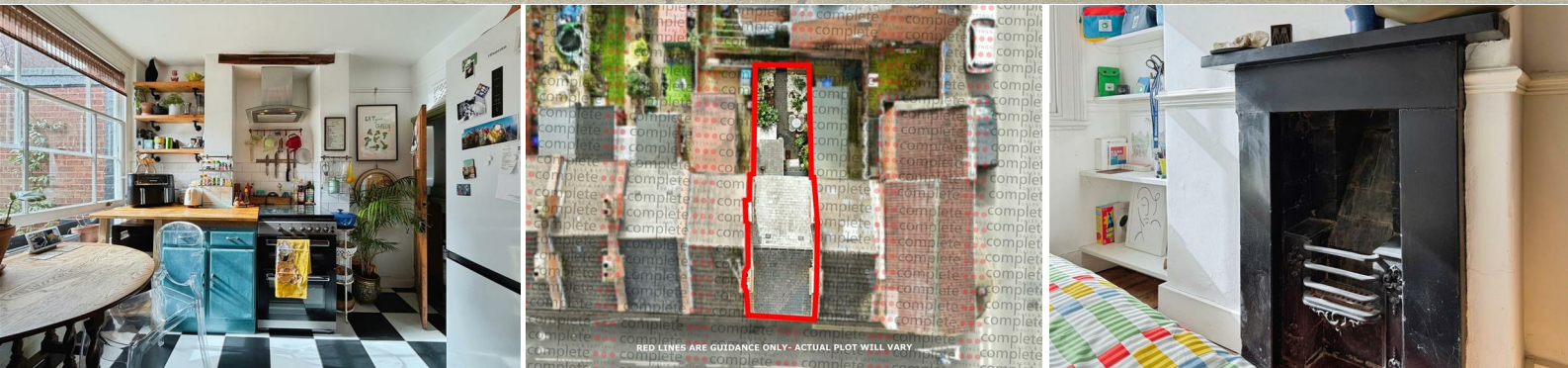




PRINCES STREET,

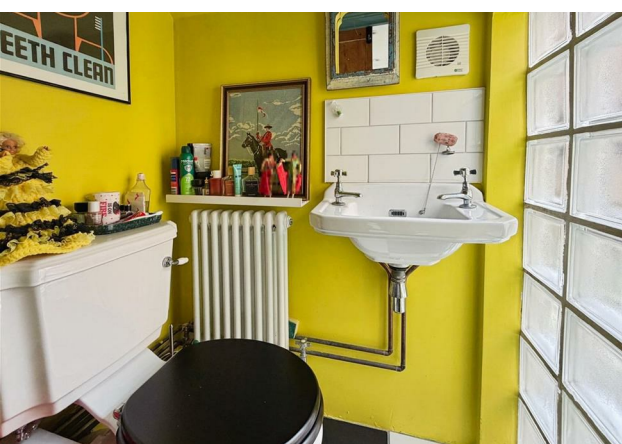
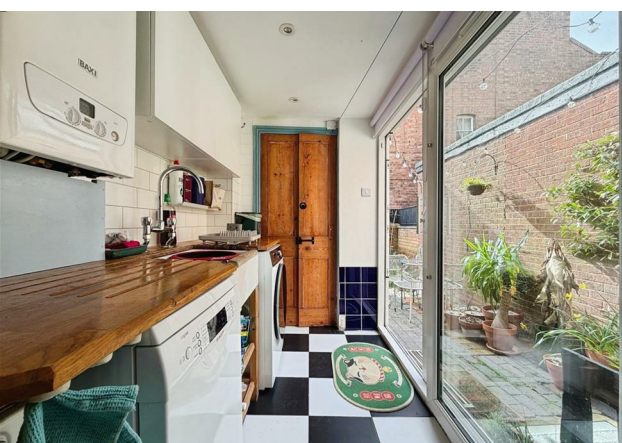
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SALES & LETTINGS



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SALES & LETTINGS

FOR SALE





Nestled in the charming area of Princes Street, Leamington Spa, just East of the town centre moments walk to Newbold Comyn Park & Gym as well a pleasant walk down Upper Holly Walk into the town centre with it train station and beautiful parks and wonderful shops, restaurants and coffee houses! This early Victorian home (1867) has cottage style charm and comprises; living room with a log burner, kitchen diner, utility, guest WC, cellar, two bedrooms and an upstairs bathroom. There is a walled, sunny South facing garden. A perfect starter home.

Entrance

A painted timber glazed entrance door leads into the living room.

Living Room

Which has a cottage feel with rustic floorboards, attractive brick fireplace with a wood-burning stove and a thick slate hearth. Built in cupboard with shelving, picture rail, original sash window with frosting. Staircase leads to the first floor and timber door into the kitchen/diner.

Kitchen Diner

Low-level kitchen cupboards with oak worktop, space for a gas oven, space for under-counter fridge, white metro tiling, extractor with down-lighting, fitted shelving, tiled flooring, dado rail, picture rail, timber door through to utility area. There is a original sash window. A timber door leads to the steps down to the cellar.

Utility

Spacious utility with oak worktop, Belfast sink with mixer tap above, space and plumbing for washing machine, space and plumbing for a dishwasher. There is a Baxi gas combination 600 boiler, fitted uPVC double-glazed sliding doors to the garden, white metro-tiled backsplash, down-lights, split timber doors through to the downstairs guest WC. There is a continuation of the tiled flooring from the kitchen-diner.

Guest WC

Continuation of the tiled flooring, a two-column traditional radiator, floating hand-basin with taps and a low-level flush toilet. Wall light, a glass block wall and an extractor.

Landing

Mini landing with timber doors leading to the two bedrooms.

Bedroom One

Spacious double bedroom with high ceilings, rustic floorboards, original decorative fireplace, three column traditional radiator, original sash window that has been refurbished, a dado rail, a picture rail and timber door through to the Jack & Jill bathroom.

Bedroom Two

A single bedroom which could be used as an office area, with a refurbished original sash window, feature original fireplace, alcove shelving, picture rail, dado rail, rustic exposed floorboards and timber door through to the Jack & Jill bathroom.

Bathroom

Jack & Jill bathroom with mosaic tiled flooring, traditional three column radiator with towel holder, bath with Victorian style mixer taps and hand



held attachment, glass shower screen, pedestal hand wash basin with Victorian style taps, toilet, white brick tiling to two walls, and down-lights.

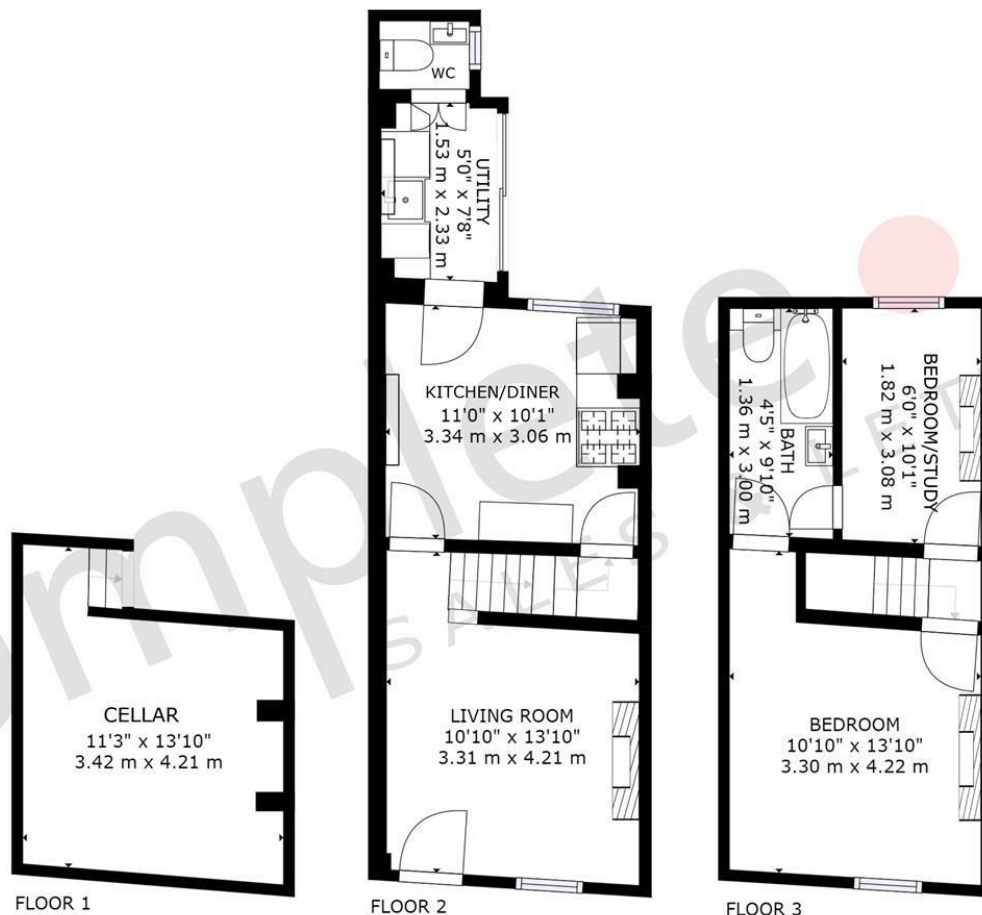
Garden

With blue brick patio and path, and bedding area with some planting, the garden is retained with brick walling and timber fence to the rear passageway. The property is also being sold with the ring flood light alarm security system. Wall lighting.

Location

This home is situated in a quiet & trendy position just off Campion Terrace in a highly regarded residential address. Believed to be a turn of the century terrace- it is located in a sought after conservation area, walking distance from train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School in Leamington Spa, Warwick Boys School and Kings High School. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).





FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA

FLOOR 1: 135 sq. ft, 13 m², FLOOR 2: 323 sq. ft, 30 m²

FLOOR 3: 265 sq. ft, 25 m²

TOTAL: 723 sq. ft, 67 m²

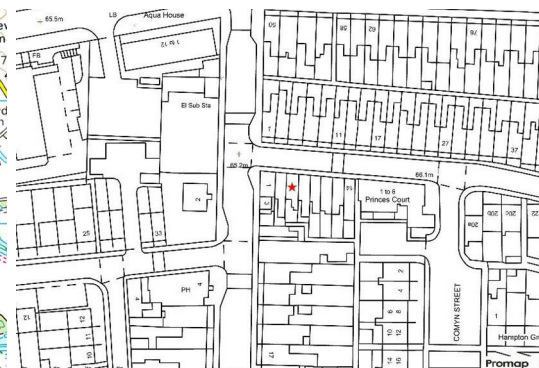
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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- 1867 Victorian Terrace
- Upstairs Bathroom & Guest WC
- Kitchen Diner
- Cellar
- Walking Distance To Town & Station
- Two Bedrooms
- Living Room & Log Burner
- Utility & Guest WC
- Trendy Conservation Area
- Close To Newbold Comyn Park & Gym



PRINCES STREET, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-28) F (1-20) G Not energy efficient - higher running costs	89
	67
England & Wales	

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