



Rosefield Street

LEAMINGTON SPA, CV32 4HE

Nathaniel Cleaver
The **Leamington Spa** Property Expert

 **The
Property
Experts**



Recently refurbished Victorian Terrace home arranged over four floors with four bedrooms and located a stones throw from the Leamington Town Centre, Jephson Gardens and Royal Pump Rooms.

Property at a glance

Victorian Mid Terrace House

Four Bedrooms

Family Bathroom

Enclosed Rear Courtyard Garden

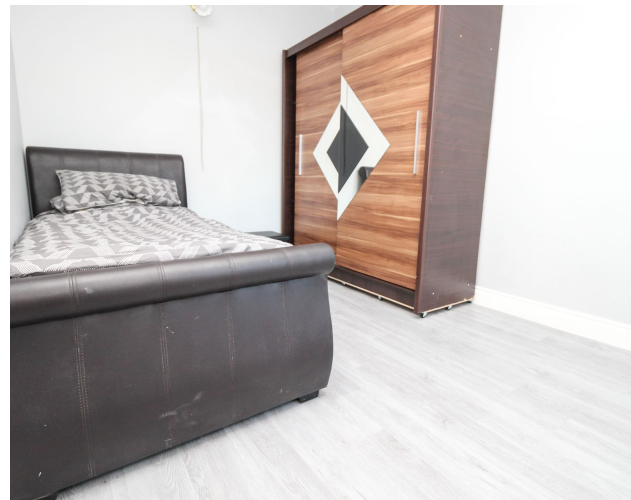
Living Room With Bay Window & Dining Room

Cellar & Loft Room

Town Centre Location

Recently Refurbished Throughout

EPC Rating – D





This property is close to all local amenities, walking distance to the main shopping Parade and also close to schools and all major transport links and of course the vast array of bars, boutiques, coffee shops and restaurants the town has to offer.

It has recently undergone quite an extensive refurbishment to include, new grey UPVC double glazing, new front and internal doors throughout, new flooring and radiators and complete redecoration from top to bottom.

In brief on the ground floor the property comprises of; entrance hall, good sized living room with bay window to the front, separate dining room, kitchen and family bathroom with corner bath and shower over. There is also access from the dining room to the converted cellar that is currently being used as a bedroom but could be a kids play room, study or hobby room.

To the first floor there are three double bedrooms and there is a further double bedroom in the loft space that also has storage in the eaves.

To the rear is a nice sized courtyard style garden with rear access but is plenty big enough for a BBQ or family gathering.

CALL NOW TO VIEW!



The Seller's View

"We love the living room, very light with the large bay window but also very cosy at the same time.

In fact we like the whole of the downstairs since it was full refurbished, it has nice grey wooden flooring and gray UPVC windows to match too."



"Our favourite room – The Living room"

Services

Main water, gas and electric

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council.

EPC Rating - D.

Tax band - C.

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210
nathaniel@thepropertyexperts.co.uk

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider
Broadband Availability: Broadband is available in the area via cable.

Utilities: Mains gas, electricity and mains water are all connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Amenities/Distances

The property is close to all local amenities, schools, parks and within easy walking distance of the main shopping Parade.



Basement
Floor area 14.5 sq.m.
(156 sq.ft.) approx

Ground Floor
Floor area 45.3 sq.m.
(487 sq.ft.) approx

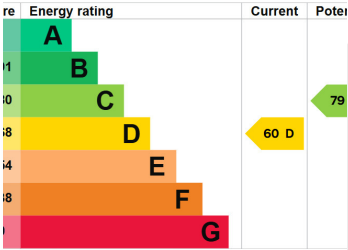
First Floor
Floor area 39.0 sq.m.
(420 sq.ft.) approx

Second Floor
Floor area 14.9 sq.m.
(161 sq.ft.) approx

Total floor area 113.7 sq.m. (1,223 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and fixtures are approximate. Measurements rounded to 2 decimal places.

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



Nathaniel Cleaver

The **Leamington Spa** Property Expert

📞 07793 363210

🌐 thepropertyexperts.co.uk

✉ nathaniel@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



Scan QR code to
to follow me on
social media