

BELVOIR!

Guide Price £650,000



66 Radford Road

, Leamington Spa CV31 1JG

This refined Victorian townhouse transcends the ordinary, providing not just a residence but a canvas for enduring family memories. Here, elegance meets practicality, creating a harmonious blend that defines a lasting family home.

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ACCOMMODATION

Welcome to this 5-bedroom Victorian townhouse in the heart of Leamington Spa, meticulously crafted for enduring family comfort and timeless elegance.

As you approach, the simplicity of iron railings enclosing the front garden and the inviting path to the porch sets the tone for the refined charm within. Spanning three floors, this residence seamlessly marries Victorian charm with contemporary practicality.

Throughout the ground floor, period features abound, including real wood flooring which enhances the warmth and character of the living spaces. The living room, adorned with a bay window, showcases original cornicing and a focal point fireplace, while the dining room boasts an original cast iron fireplace and stripped floorboards, accentuating its timeless appeal. Sash windows and picture rails further contribute to the overall period aesthetic, creating an atmosphere of classic elegance.

The kitchen, a harmonious blend of tradition and modernity, features terracotta tiles, white units, and a sleek black worktop with wood effect trim. Equipped with a gas cooker and an island with a sink, it becomes a functional yet inviting space for both culinary pursuits and casual entertaining. An additional seating area forms a central hub for social activities, ensuring the kitchen is the heart of this wonderful home. The ground floor is completed by a thoughtfully placed WC.

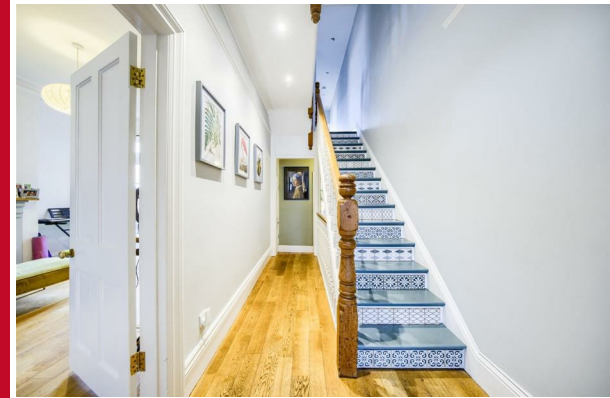
The renovated basement reveals a versatile playroom and a generously sized bedroom with an ensuite, offering flexibility and ample storage space to accommodate the evolving needs of a growing family.

On the upper floor, four bedrooms await—one with a large bay window adding character to the front facade. A spacious bathroom, adorned with an original cast iron fireplace, becomes a tranquil retreat with a bath and a separate shower. An additional smaller bathroom provides practicality, and a large landing contributes to the overall functional appeal of the upper floor.

The house benefits from a walled garden and features a patio seating area and a turfed lawn surrounded by mature trees and shrubs. This outdoor space offers a private sanctuary for relaxation and enjoyment.



Total area: approx. 187.4 sq. metres (2017.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		79			
		61			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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