



JULIE PHILPOT
RESIDENTIAL



4 Cross Street | Leamington Spa | CV32 4PX

An attractive period property with two double bedrooms, first floor study area with roof terrace, two reception rooms, cellar, courtyard garden and many original features to include sash windows. The property is set within the town centre conservation area, is within an easy walk of Jephson Gardens, Newbold Common and mainline train station.

Asking Price Of £320,000

- Character Property with Period Features
- Town Centre Location in Conservation Area
- No Chain Involved
- Two Reception Rooms, Study Area, Cellar and Courtyard Garden



Property Description

DOOR TO

ENTRANCE HALL

With radiator, oak door and staircase to the first floor.

DINING ROOM

12' 4" x 9' 8" (3.76m x 2.95m)

With radiator and sash window overlooking the rear courtyard.

KITCHEN

13' 2" x 5' 3" (4.01m x 1.6m)

Having a range of cupboard and drawer units with matching wall cupboards and fitted shelving.

Rounded work surfaces, tiled flooring, integrated washing machine, four ring gas hob and electric oven with stainless steel splashback and extractor hood over. Side door to the courtyard.

LOUNGE

10' 8" x 9' 0" (3.25m x 2.74m)

With cast iron feature fireplace, radiator, TV aerial, door to and steps down to:

CELLAR

12' 2" x 10' 3" (3.71m x 3.12m)

With radiator. This is ideal for storage or a gym.

FIRST FLOOR LANDING

STUDY AREA

9' 7" x 5' 9" (2.92m x 1.75m)

With radiator, smoke detector and built-in storage cupboard, housing a Vaillant combi boiler fitted in 2022. French double doors open to the south facing roof terrace.

BEDROOM ONE

12' 4" x 10' 4" (3.76m x 3.15m)

With radiator.

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)

A modern re-fitted bathroom comprising a Villeroy and Boch suite with panelled bath having shower over and folding shower screen, wall mounted wash basin, w.c., heated towel rail and complementary floor and wall tiling.

STAIRCASE TO SECOND FLOOR

BEDROOM TWO

10' 1 Max" x 12' 9 Max" (3.07m x 3.89m)

A large double room, flexible in design, with built-in wardrobes and access to under eaves storage.

Radiator and smoke detector.

OUTSIDE

To the rear is a low maintenance south facing courtyard garden with paving and side access. A £25 per annum L2 parking permit can be obtained from Warwick County Council.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		