



Archery Road, Leamington Spa, CV31 3PT

# Property Description

## COMING SOON - DEPOSIT ALTERNATIVE AVAILABLE

A unique and deceptively spacious Victorian terraced house located in this delightful town-centre location, with fantastic views over the Bowling Green. Victoria Park is right on the doorstep, and the railway station is a short walk away.

This characterful home comprises, in brief: a charming entrance hallway; living room to the front elevation with feature fireplace surround, offering ample privacy whilst retaining bowling green views; a second reception room/dining room with additional feature fireplace and direct access to the private rear courtyard garden via the sunroom vestibule; and a generous farmhouse-style breakfast kitchen with fridge/freezer and washing machine in place for initial use, plus direct access via an additional sunroom vestibule to the rear private garden with W.C.

To the first floor: spacious family bathroom with full suite including separate shower; double bedroom/office to the side elevation; stairs elevating to the upper level with utility cupboard housing the tumble dryer; double bedroom with garden outlook; fitted wardrobes to the upper-level landing; and principal bedroom to the front elevation with further views over the bowling green, benefitting from an ensuite shower room.

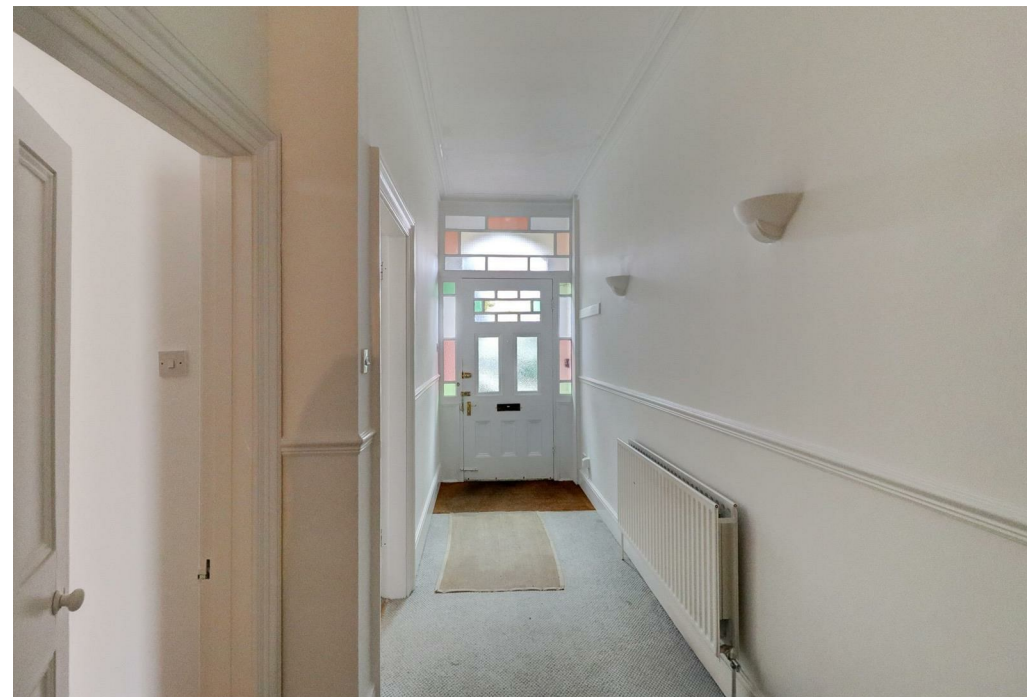
Location - Archery Road is a no-through road leading to Victoria Park at the far end and bordering the greens and clubhouse of the Royal Leamington Spa Bowling Club. Within easy walking distance to the town centre and all amenities, including Jephson Gardens and a wide array of shops and restaurants. Within Archery Road itself, the local public house, The Cricketers, is a well-known and highly regarded establishment. Neighbouring Victoria Park is ideal for walks and is very popular with local dog walkers, as well as offering several tennis courts and children's play areas for public use.

With on-street permit parking, this property is offered UNFURNISHED.

Energy Rating: TBC.

Council Tax Band: E.







## Key Features

- COMING SOON - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Three Bedrooms, Two Bathrooms & WC
- Character Home
- Desired Location
- Family Friendly
- Walking Distance to Train Station/Town Centre
- Bowling Green Outlook
- Energy Rating TBC
- Council Tax Band E

**£2,200 PCM**