



Clapham Street | Leamington Spa | CV31 1JJ

Guide price £210,000



**KINGSWAY**  
— ESTATE AGENTS —



## Key features

- No Chain
- Detached Mews House
- Character Features Throughout
- Courtyard Style Garden
- Spacious Living/Dining Room
- EPC Rating: D

## Description

Kingsway Estate Agents are delighted to present an exceptionally rare opportunity to purchase this unique one-bedroom detached mews house, formerly part of a Victorian bakery mill. Tucked away just off Clapham Street, the property is offered to the market with No Onward Chain and is ideal for those seeking character, privacy, and charm.

The accommodation comprises:

### Kitchen / Breakfast Room

A welcoming kitchen/breakfast room featuring a window to the front aspect, wooden flooring, ceiling and wall panelling, and a range of fitted wall, drawer, and base units with work surfaces over. The space includes an inset stainless steel sink with mixer tap, integrated oven with electric hob and cooker hood, and undercounter space/plumbing for a washing machine and fridge/freezer. A useful breakfast bar completes the room, with an archway leading through to:

### Living / Dining Room

A generously sized and characterful living space boasting two front-facing windows, French doors opening onto the courtyard-style garden, exposed brick walls, ceiling panelling, and wooden flooring. Additional features include two radiators and an attractive brick fireplace with tiled hearth. Stairs rise to the first floor.

### Bedroom

A spacious double bedroom with an arched side window, exposed beams to the vaulted, panelled ceiling, exposed brickwork, wooden flooring, and a radiator. Doors lead to the boiler cupboard and to the:

### En-Suite Shower Room

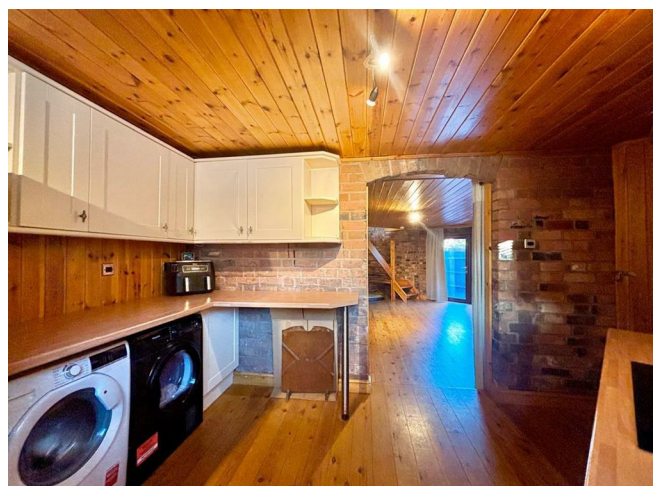
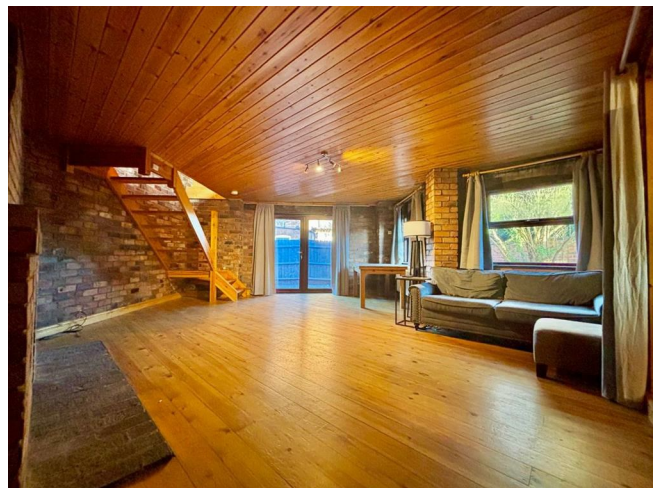
With an obscured front window, wooden flooring, ceiling and wall panelling with partial exposed brickwork, radiator, low-level WC, pedestal wash basin, and enclosed shower cubicle with wall-mounted shower and glass screen.

### Courtyard-Style Garden

Accessed via French doors from the living/dining room, this private outdoor space features a decked area—perfect for relaxing or entertaining.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D





Kitchen/Breakfast Room

21'7" max x 14'2" max

Living/Dining Room

21'0" max x 17'0" max

Bedroom

14'9" max x 23'2" max

En-Suite

6'1" x 6'3"







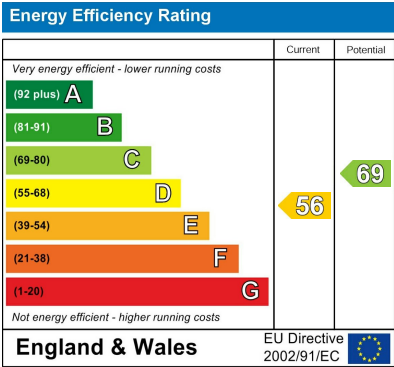




Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



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