



## Rushmore Terrace

Leamington Spa, CV31 1JB

  
**Spa Estates**  
— est. 1986 —













































### Rushmore Terrace

A rare opportunity to purchase a very well presented 2-bedroom, 3-story canal-side Victorian terrace house.

Located at the end of a quiet cul-de-sac and within easy reach of the town centre and train station.

Thoughtfully improved by the current owner having a recently fitted modern kitchen and bathroom.

**ENTRANCE HALL** Welcoming entrance hallway with stairs rising to the first floor and door to the living / dining room. Comprising laminate flooring and a radiator.

**KITCHEN** Shaker style Kitchen with oak style worktops and tiling to the splash back areas. Integrated appliances include; an electric oven, electric hob with cooker hood over and dishwasher. Vinyl flooring, radiator, double glazed window to side elevation and a door to the courtyard garden.

**BEDROOM ONE** Two Velux windows, ceiling light point and radiator.

**BEDROOM TWO** UPVC window to front aspect overlooking canal aspects, ceiling light point and radiator.

**BATHROOM** Ceiling spotlights, tiled walls, heated towel rail and suite comprising of: low level flush w.c., vanity unit and basin with mixer tap over, large shower

cubicle with mixer shower.

**OUTSIDE** Gardens to front and rear of the property. Covered storage to rear.

### Location

Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

### Services

Mains water, electricity, drainage and telephone.

### Local Authority

Warwick District Council.

### Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

### Website

[www.spaestates.com](http://www.spaestates.com)















| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents notes: All measurements are approximate 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 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 number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024









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