



**35 Morton Street**

Leamington Spa, CV32 5SY























































































### 35 Morton Street

A beautifully presented and modernised, period, end of terrace property. Two-bedroomed accommodation featuring many original features and courtyard garden in well regarded north Leamington Spa.

Morton Street – A quiet spot just a stones throw away from the parade and Christchurch Gardens. An eclectic mix of Victorian properties including coach houses and town houses.

Spa Estates are pleased to offer 35 Morton Street which is an opportunity to acquire a much loved and improved property. The property occupies a pleasant end terrace position including courtyard garden and on-road parking (3 permits available).

#### Ground Floor

Timber part glazed front door leads to large entrance hallway leading to:

**Open plan living / dining** – featuring feature fireplaces, picture rail, and sash window. French doors leading to courtyard garden.

**Kitchen** – Galley layout with tiled floor, double Belfast sink, range cooker, storage cupboard and pantry.

#### First Floor

Large landing with loft access leading to:

#### Bedroom 1

With sash window, storage cupboard and feature fireplace.

#### Bedroom 2

With sash window and feature fireplace.

#### Bathroom:

With part-tiled and part timber paneled walls, this wet room features walk-in double shower, wall hung sink and toilet. Tiled floor throughout.

**Outside** - The private walled courtyard garden features paved flooring and gated access to communal alleyway.

**Location** - Leamington Spa

**Tenure** - Freehold

#### Services

Water, gas, electricity, drainage and telephone.

#### Local Authority

Warwick District Council.

#### Viewing Arrangements

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

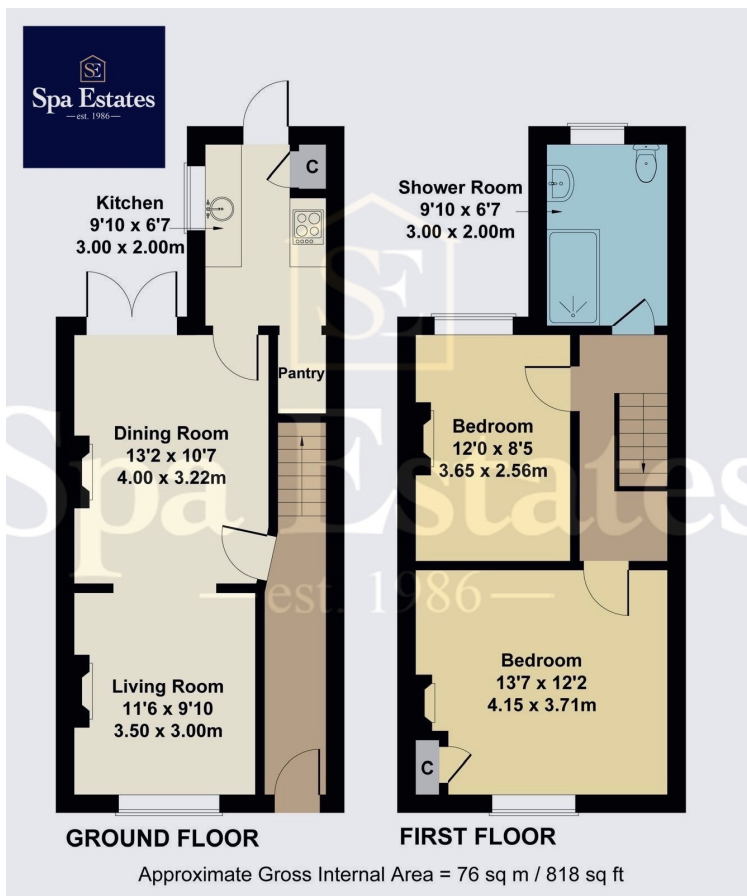
#### Website

For more information visit [www.spaestates.com](http://www.spaestates.com)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 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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