



19 Princes Street
Leamington Spa, CV32 4TY

























19 Princes Street

A rare opportunity to purchase a fully re-furbished and extended 3-bedroom Victorian terrace house in a quiet north Leamington Spa location and within easy reach of the town centre.

This property retains a wealth of external period features whilst offering contemporarily designed modern living internally.

The property also benefits from a loft conversion which is currently used as a third bedroom but could be used as a home office or converted into another bathroom.

ENTRANCE HALL Welcoming entrance hallway with timber part glazed front door and pendant light, leading to:

LIVING ROOM With feature fireplace and sash window.

DINING ROOM with pendant light, sash window to front and architectural spiral stairs to first floor.

KITCHEN Shaker style grey cabinets with white worktops and tiling to the splash back areas. Integrated appliances include; an electric oven and gas hob with cooker hood over. New combi boiler with warranty. Wood-look flooring and window to side elevation with a door to the courtyard garden. Door leading to:

BATHROOM Part tiled walls and a suite comprising of: low level flush w.c., vanity unit and basin, bath with mixer shower over.

BEDROOM ONE Sash window, ceiling light point and radiator. Feature full height glazing to landing.

BEDROOM TWO Sash window to rear aspect, ceiling light point and radiator.

BEDROOM THREE Two velux windows, ample headroom (around 2.1m at highest point).

OUTSIDE Small fore garden to front and walled courtyard to rear of the property with gated access to shared alleyway at 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.

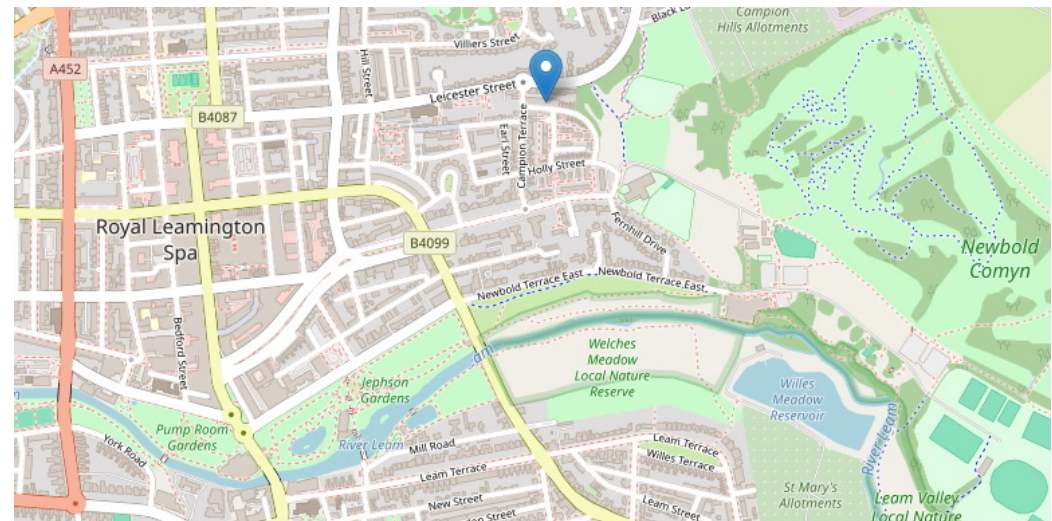
The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

Services
Mains water, electricity, drainage and telephone.

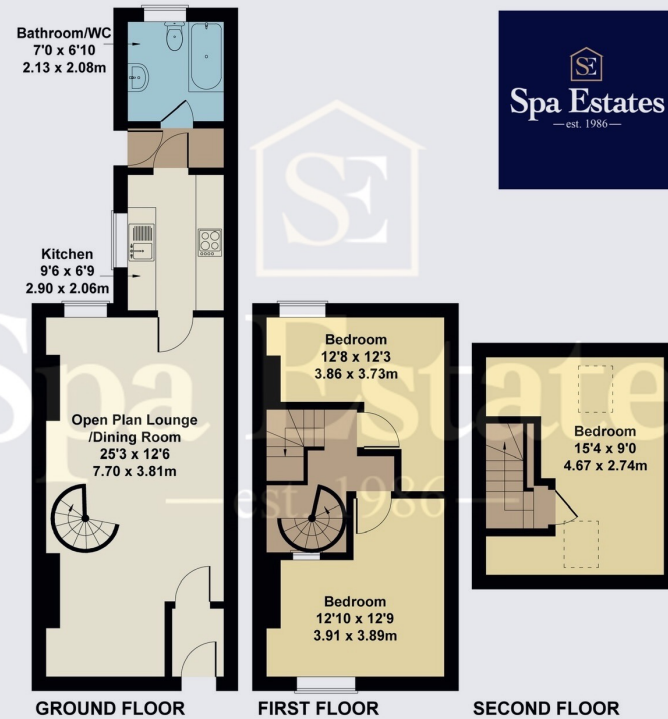
Local Authority
Warwick District Council.

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

Website
www.spaestates.com







Approximate Gross Internal Area = 90 sq m / 969 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 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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