



Connells

Rosefield Street
Leamington Spa



Property Description

Beautifully presented two double bedroom Victorian end-of-terrace ideally positioned a short walk from Leamington Spa town centre, Jephson Gardens and the train station. Set within an excellent school catchment with an array of schools available.

Offering ample living accommodation throughout beginning with an entrance hallway with access to the cellar and doors leading to the lounge and separate dining room. From the lounge there is an archway to the kitchen which in turn leads to the inner hallway and downstairs W/C.

On the first floor there are two double bedrooms and the four piece suite bathroom.

The immaculate home benefits from a low maintenance courtyard garden & solar panels which will be included in the sale.

Entrance Hallway

Welcoming entrance hallway comprising solid wood flooring. With access to the cellar via a hatch and doors to the lounge and dining room.

Dining Room

13' 1" max x 10' 1" max (3.99m max x 3.07m max)

Having a feature fire place, a radiator and a double glazed window to front elevation.

Lounge

13' 4" max x 10' 5" max (4.06m max x 3.17m max)

Spacious, light and airy lounge with stairs

rising to the first floor. Comprising luxury vinyl flooring, a radiator, a double glazed window to front elevation, French doors leading to the garden and an archway to the kitchen.

Kitchen

8' 4" min x 6' 3" max (2.54m min x 1.91m max)

Fitted with white high gloss wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven, induction hob with cooker hood over and space for a fridge/freezer. Comprising a radiator, a double glazed window to side elevation and a door to the inner hallway.

Inner Hallway

With doors to the rear garden and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, tiled flooring, ceiling spotlights, chrome heated towel rail and a double glazed window to side elevation. There is space for a washing machine.

First Floor Landing

The stairs lead from the lounge. Having a radiator, a double glazed window to front elevation and doors to both bedrooms and the family bathroom.

Bedroom One

12' 10" max x 10' 1" max (3.91m max x 3.07m max)

Double bedroom benefitting from built-in storage space, a feature fire place, a radiator and a double glazed window to front elevation.

Bedroom Two

10' 7" max x 10' 1" max (3.23m max x 3.07m max)

Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a four piece suite, comprising a wash hand basin, bath, separate corner shower, low level W/C, fully tiled walls, tiled flooring, ceiling spotlights, a chrome heated towel rail, an extractor fan and a double glazed window to rear elevation.

Cellar

Access via the entrance hallway via a hatch.

Outside

Garden

Low maintenance courtyard garden being wall enclosed.

Parking

On street.

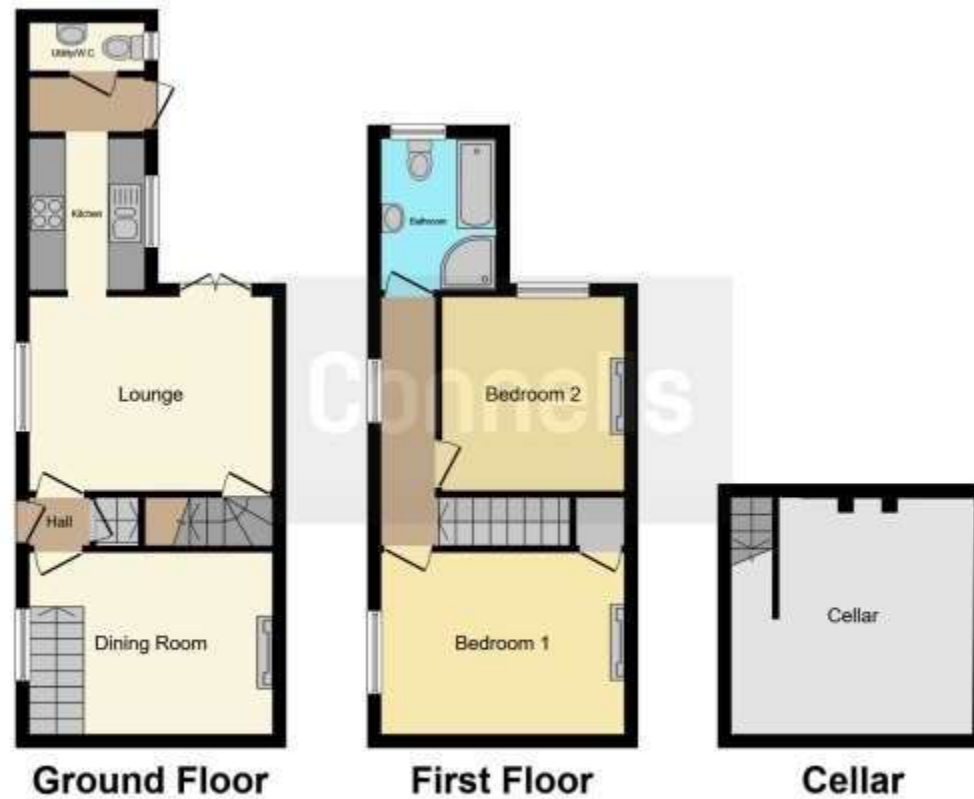
Agent's Note

We understand from our seller that the property benefits from solar panels which are owned outright.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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