



**Connells**

Percy Terrace  
Leamington Spa



## Property Description

A bay-fronted three bedroom end of terrace situated in the desirable area of Milverton, close to the town centre with excellent schools nearby.

This stunning home has been completely refurbished throughout in 2024 by the current owners, to an exceptional standard & is available for sale with no chain.

The bay front adds character & extra space to the property & being an end of terrace provides additional privacy & a larger plot. With the recent refurbishment, you can expect modern living & a fresh, updated look throughout the house. This home benefits from brand new windows, a new roof, new kitchen, a new bathroom as well as brand new carpets & redecoration. Electrics have been fully rewired with a new heating system being installed.

The location near the town centre & good schools adds to the property's appeal, making it a great find for potential buyers looking for a comfortable & convenient home. Percy Terrace is a quiet road with barely any through traffic, making it ideal for families with children as well.

On the ground floor there is a bay fronted lounge, separate dining room, downstairs W/C, access to the cellar & the modern open plan Kitchen/diner being at the back of the house. To the first floor there are three generously sized bedrooms, with access to the dressing area/study leading from bedroom three. As well as a completely brand new refurbished bathroom. Externally you can find a courtyard garden.

## Approach

Access via a paved pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with brand new carpets, stairs rising to the first floor, access to the lounge, dining room, kitchen & downstairs W/C.

## Downstairs W/C

Fitted with a wash hand basin, low level W/c, partly tiled walls and a radiator.

## Lounge

13' 1" max x 14' 1" max ( 3.99m max x 4.29m max )

Spacious, light and airy bay-fronted lounge having a remote controlled gas fire and a radiator.

## Dining Room

13' 8" max x 11' 6" max ( 4.17m max x 3.51m max )

Comprising an electric log burner, a radiator and a double glazed window to rear elevation.

## Kitchen

16' 8" max x 9' 3" max ( 5.08m max x 2.82m max )

Symphony fully fitted kitchen including soft close drawers and doors and Le Mans corner storage base cupboard with complimentary wall units and work surfaces. LED under cupboard strip lighting with recessed spotlights. One and a half bowl sink and



drainer unit, AEG double eye level electric oven, gas hob with cooker hood, fully integrated dishwasher, washing machine and frost free fridge/freezer. Housed ATAG combination boiler and comprising a radiator, a double glazed window to side elevation and French doors leading to the rear garden.

### Cellar

13' 1" max x 11' 5" max ( 3.99m max x 3.48m max )

Access via the kitchen having power and light.

### First Floor Landing

The stairs lead from the hallway with access to the loft and doors to all bedrooms and the family bathroom.

### Bedroom One

17' 7" max x 11' 9" max ( 5.36m max x 3.58m max )

Double bedroom with two radiators and two double glazed windows to front elevation.

### Bedroom Two

13' 7" max x 11' 10" max ( 4.14m max x 3.61m max )

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

### Bedroom Three

11' 5" max x 6' 10" max ( 3.48m max x 2.08m max )

Double bedroom comprising a radiator, a double glazed window to side elevation and a door to;

### Dressing Room/Home Office

9' 3" max x 5' 9" max ( 2.82m max x 1.75m max )

Having a radiator and a double glazed window to side elevation.

### Bathroom

Fully tiled Porcelanosa tiling with complimentary marble effect tiling comprising bath with shower over, wash basin, low level W/C, storage units, and double glazed window to side elevation.

### Outside

### Rear Garden

Courtyard garden with a recently fitted patio area and access to the side.

### Parking

On street parking.









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**EPC Rating: D**

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Tenure: Freehold



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