



36 Copps Road

Leamington Spa **CV32 5JH**

Offers Over £300,000

36 Copp's Road

This charming and well presented mews house is located in this prestigious and conveniently positioned Copp's Road just a stones throw from Leamington Spa town centre, the train station and parks alike. Set within the grounds of the former Victorian Mansion offering a stunning green outlook with mature trees and lawns. Upon entry the entrance hallway leads you through into the well equipped dining kitchen. An inner hallway gives way to a ground floor cloakroom and in turn and well proportioned living room with doors out to the private rear garden. The first floor offers two double bedrooms; one of which has a shower room ensuite. There is also a modern bathroom suite on this level. The property benefits with having allocated parking available and a low maintenance private rear garden. This is the perfect first time buyer home and so please call Wiglesworth to avoid disappointment.

LOCATION

Copp's Road is positioned within the grounds of a grade listed Victorian residence formerly known as Milverton Lawn. Being a highly regarded residential location lying on the edge of Leamington town centre and therefore within easy reach of the wide range of shops, cafes, bars and restaurants. It is within walking distance of all including the beautiful parks and train station.

ON THE GROUND FLOOR

Entrance Vestibule

1.60m x 0.97m (5'2" x 3'2")
This handy entrance has space for coats and shoes and enters into the dining kitchen.

Dining Kitchen

3.88m x 3.65m (12'8" x 11'11")
This well presented stylish dining kitchen is located to the front of the property. Offering an array of eye level and base units with complimentary work

surfaces and matching kick backs. Being fully integrated with oven, hob and extractor, fridge / freezer, dishwasher and washing machine and finally the flooring is laid with a ceramic tile.

Inner Hall

Connecting the dining kitchen and living room and giving access to the ground floor cloakroom.

Living Room

5.12m x 3.65m (16'9" x 11'11")
This well presented and proportioned living room has stairs opening up into leading up to the first floor and sliding doors out to the garden.

ON THE FIRST FLOOR

Landing

1.48m x 0.83m (4'10" x 2'8")
Allowing access to the loft and doors leading to all rooms on this level.

Bedroom Two

3.02m x 2.81m (9'10" x 9'2")
This double bedroom is located to the rear of the property offering a good sized double bedroom with access to it's own ensuite shower room.

Ensuite

2.09m x 0.78m (6'10" x 2'6")
With tiled flooring and splash back areas and offering a white suite of shower cubicle and wash hand basin.

Bedroom One

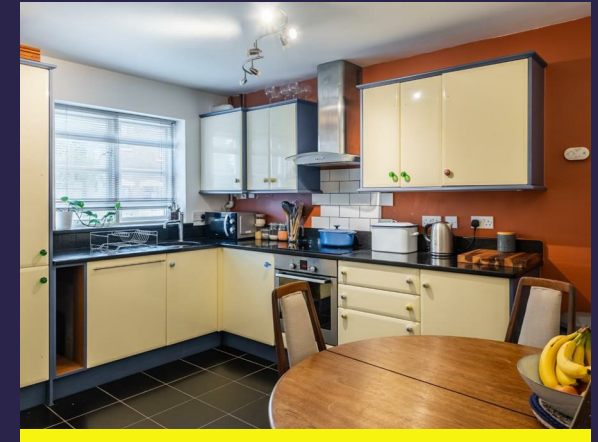
3.11m x 3.67m (10'2" x 12'0")
This good sized double bedroom is located to the front with lovely mature green outlook. There is also an array of fitted storage cupboards on offer.

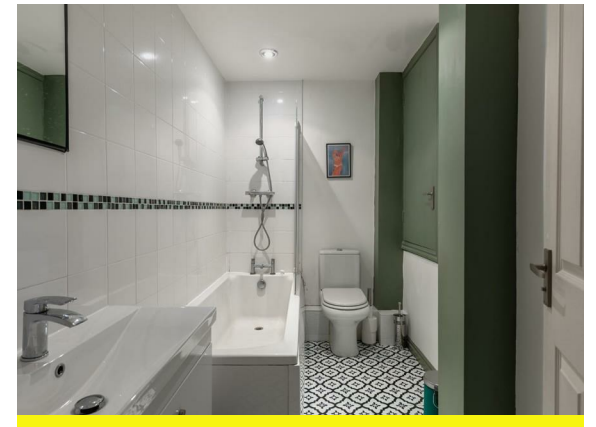
Bathroom

2.78m x 1.57m (9'1" x 5'1")
This modern white suite and well proportioned bathroom has a modern white suite including a bath with shower over, wash

Features

- Charming Mews House
- Well Presented Throughout
- Walking Distance to Town & Train Station
- Two Reception Rooms
- Two Double Bedrooms
- Private Garden
- Prestigious Position within Private Grounds
- Allocated Parking





Floorplan

Internal Living Area 670sq ft / 62.25m²



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General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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