



18 Milverton Terrace

Leamington Spa **CV32 5BA**

Guide Price £675,000

18 Milverton Terrace

This stunning victorian townhouse is set over three floors within this imposing villa on the fringe of the town centre of Leamington Spa within this fashionable and desired Milverton pocket. Positioned on this wide tree lined road and set well back from the road with parking to the front sits this townhouse, full of original features and character. Upon entry you are struck by the immense tall ceilings and ornate architecture within the spacious and welcoming entrance with stairs sweeping up to the upper level. To the front there is a large reception sitting room with floor to ceiling sash windows, focal fireplace and continued tall ceilings, deep skirting boards, solid timber flooring. Then you move onto the well equipped dining kitchen. There is also a ground floor cloaks on offer. The first floor offers two double bedrooms with the master affording an ensuite and finally a family bathroom. The second floor once again offers a double bedroom with ensuite and a further room currently used as a home office with access onto the charming roof terrace with some lovely roof top views. Further benefits include no onward chain and a long lease.

LOCATION

Milverton Terrace is situated in Milverton, half a mile west from the Parade at the heart of Leamington Spa town centre. The town centre offers a unique blend of café culture, public houses, restaurants, parks and independent retailers, whilst closer by, for convenience, there is a row of local shops, a local supermarket and petrol station. The property is also conveniently positioned for access to Warwick, being less than 2 miles to the town centre and to the A46 which is just 2.5 miles away. Leamington Spa railway station is also less than 1.5 miles away, which provides regular commuter rail links to London Marylebone, Birmingham and a wide range of further centres.

ON THE GROUND FLOOR

Vestibule

1.86m x 1.65m (6'1" x 5'4")

With solid timber flooring and fabulous tall ceilings with secondary door leading into the reception hallway.

Reception Hallway

8.73m x 1.86m (28'7" x 6'1")

A truly stunning and spacious entrance with continued solid timber flooring and tall ceilings with ornate original coving, deep skirting boards and sweeping wide staircase leading to the first floor landing with handy utility cupboard presently housing washing machine and tumble drier.

Sitting Room

7.28m x 4.66m (23'10" x 15'3")

Offering immense proportions and a wealth of original features that have been lovingly retained. There are floor to ceiling sash windows within the bay window to the front aspect with

timber surrounds. Other features include solid timber flooring, picture rails, ornate coving and an amazing large focal fireplace with marble surround.

Dining Kitchen

5.14m x 4.64m (16'10" x 15'2")

This well equipped dining kitchen has an array of modern fitted cabinets finished in a two tone colour scheme and having complimentary work surfaces and amticco style flooring with a wood effect finish. Integrated appliances include a double oven with plate warming drawer, hob and extractor hood, dishwasher, fridge / freezer. The ceiling heights continue and there is a focal fireplace and a set of double doors leading to the side aspect.

WC

2.37m x 1.14m (7'9" x 3'8")

Set beneath the stairs off the reception hallway there is a modern fitted wc with a wc and wash hand basin.

ON THE FIRST FLOOR

Landing

7.15m x 2.38m (23'5" x 7'9")

Open and airy with lots of space and continuing tall ceilings and similar features this landing offers a further flight of stairs leading up to the second floor and doors leading off to all rooms on this floor.

Bedroom One

5.60m x 4.67m (18'4" x 15'3")

This large double bedroom is located to the front aspect and has a large sash window flooding light within. Fitted wardrobes have been installed offering lots of storage and door leads into the ensuite shower room.

Ensuite

2.55m x 1.22m (8'4" x 4'0")

Having a modern white suite which includes a shower cubicle, wash hand basin and wc. with both the walls and flooring are tiled.

Bedroom Three

4.72m x 4.49m (15'5" x 14'8")

This good sized double bedroom with tall ceilings has a sash window to the side aspect and fitted wardrobes on offer.

Bathroom

4.39m x 1.85m (14'4" x 6'0")

A great sized bathroom on this level with a four piece modern white suite including a large walk in shower, roll top bath, wash hand basin and low level flush WC. The floors are laid with a ceramic tile as too are the splash back areas and half height walls. There is a large opaque sash window with ornate timber cladding surrounding.

ON THE SECOND FLOOR

Landing

1.67m x 1.32m (5'5" x 4'3")

With storage cupboard, velux style roof window and doors leading off to both bedrooms on this second floor.

Bedroom Two

4.53m x 4.51m (14'10" x 14'9")

This large double bedroom with velux style roof window and angle ceiling lines with a door leading into the ensuite shower room.

Ensuite

2.96m x 2.01m (9'8" x 6'7")

Once again a modern ensuite with shower, wash hand basin and wc with tiled flooring and splash back areas. There is vanity storage and velux style roof window.

Features

Victorian Townhouse

Stunningly Presented Throughout

Share of Freehold

Strolling Distance to Town and Train Station

Set Over Three Floors

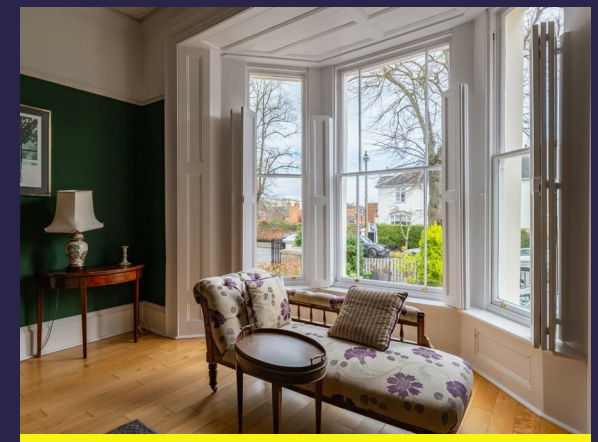
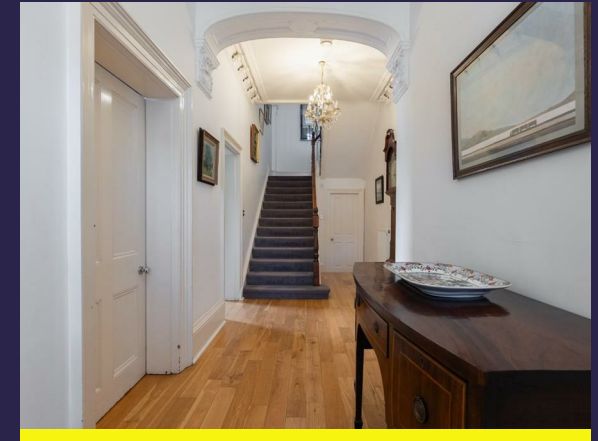
Two Reception Rooms

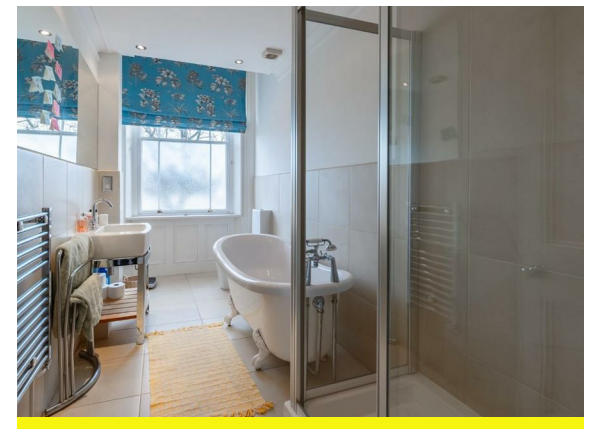
Four Double Bedrooms

Three Bathrooms

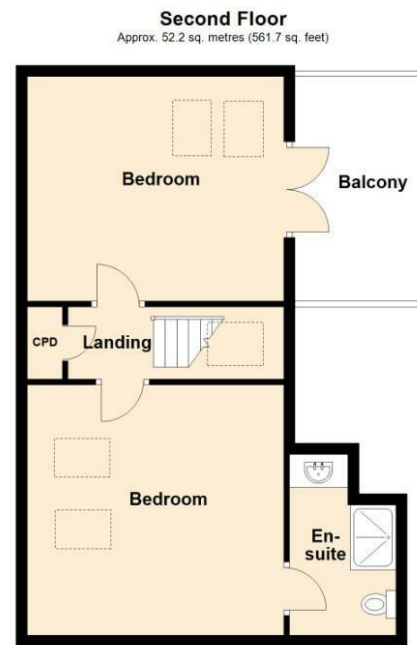
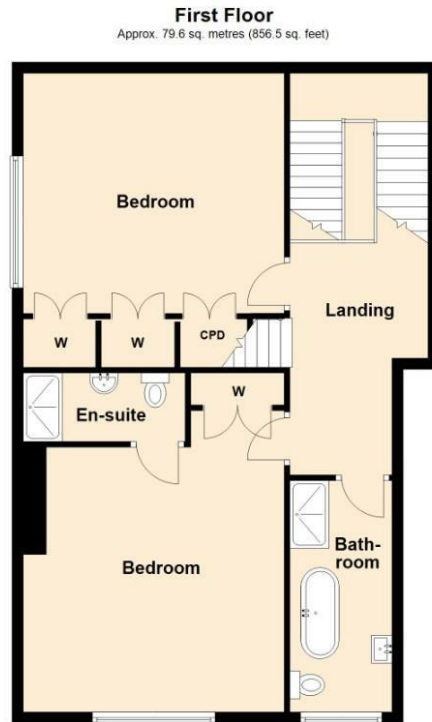
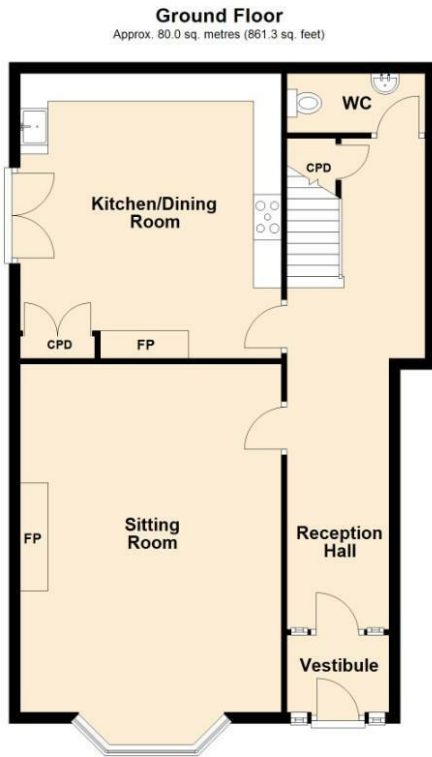
Roof Top Terrace

No Onward Chain





Floorplan



Total area: approx. 211.8 sq. metres (2279.5 sq. feet)

General Information

Tenure

Leasehold - Share of Freehold

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.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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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