



30 North Villiers Street

Leamington Spa **CV32 5XY**

Guide Price £360,000

30 North Villiers Street

Situated within this convenient and highly popular North Leamington location, this is a Victorian end terraced property offering three bedroomed accommodation with excellent potential for future improvement and cosmetic enhancement. Having been let to students in recent years, the gas centrally heated accommodation includes two separate reception rooms together with kitchen to the ground floor, whilst on the first floor there is a shower room in addition to the three bedrooms. In brief, this is a well located home with scope to improve to a purchasers own specification and taste.

Features

Victorian End-Terraced House
Popular North Leamington Location
Excellent Future Potential
Two Reception Rooms
Kitchen
Three Bedrooms
Shower Room
Walled Rear Garden
Gas Central Heating



LOCATION

North Villiers Street lies off Villiers Street, a short distance north of central Leamington Spa and being within walking distance of all town centre amenities including Leamington's wide array of shops and independent retailers, parks, bars, restaurants and artisan coffee shops. There are excellent local road links available to neighbouring towns and centres, along with links to the Midland motorway network, notably the M40, with Leamington Spa railway station providing regular rail links to many destinations, notably London and Birmingham.

ON THE GROUND FLOOR

UPVC entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator and doors to:-

FRONT RECEPTION ROOM

4.17m into bay x 3.33m (13'8" into bay x 10'11")
With UPVC double glazed window and central heating radiator.

REAR RECEPTION ROOM

3.66m x 3.56m (12'0" x 11'8")
With UPVC double glazed window, central heating radiator and access to understairs storage cupboard.

KITCHEN

3.35m x 2.26m (11'0" x 7'5")
With a range of wood grain finished units with chrome door furniture comprising base cupboards and drawers with granite effect worktops over and tiled splashbacks, inset stainless steel sink unit, several matching wall cabinets, wall mounted Ariston gas fired boiler, space for further appliances together with inset electric hob, stainless steel filter

hood and electric oven below, central heating radiator and door giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space and doors to:-

BEDROOM ONE (FRONT)

3.58m x 3.18m (11'9" x 10'5")
With UPVC double glazed window and central heating radiator.

BEDROOM TWO (MIDDLE)

3.66m x 2.84m (12'0" x 9'4")
With UPVC double glazed window and central heating radiator.

BEDROOM THREE (REAR)

3.25m x 2.26m (10'8" x 7'5")
With UPVC double glazed window and central heating radiator.

SHOWER ROOM

With pedestal wash hand basin, low level WC, shower tray with fitted Triton electric shower unit over and ceiling extractor unit.

OUTSIDE

FRONT

A small gravelled forecourt with dwarf wall fronting and access to the front entrance door.

REAR GARDEN

A walled rear garden with gate giving access to a side shared pedestrian foot access.

DIRECTIONS

Postcode for sat-nav - CV32 5XY.





Floorplan

Internal Living Area 838sq ft / 77.81m²



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General Information

Tenure

Freehold

Fixtures & Fittings

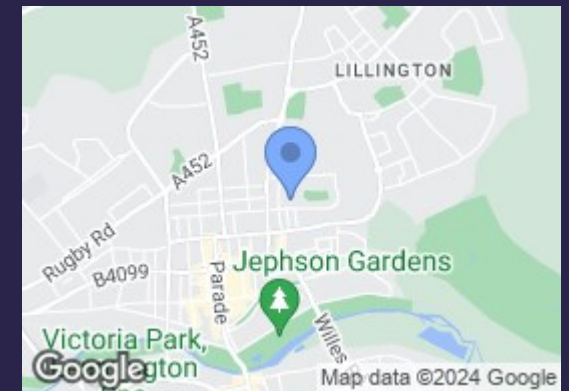
Specifically excluded unless mentioned in these sales particulars.

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 C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	53	
(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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