



**5 Mill Street**

Leamington Spa **CV31 1ES**

Guide Price £500,000

# 5 Mill Street

Being situated just a short walk from all facilities and amenities in Leamington town centre, this Victorian mid-terraced property is offered for sale with the benefit of no onward chain and has been modernised and reconfigured to afford three bedroomed accommodation that successfully blends the original character of the house with a contemporary feel. One of the most significant features of the gas centrally heated accommodation is the fabulous combined kitchen, dining and living space at the rear of the house, which inter-communicates with the rear garden by way of bi-fold doors and features a large illuminated double glazed roof lantern, along with a contemporary fitted kitchen complete with integrated appliances. The three bedrooms are arranged over the upper two storeys of the house with the main bedroom featuring en suite facilities. Overall this is an excellent opportunity to purchase a modernised home of character within a particularly convenient central location.

## LOCATION

Mill Street lies close to Jephson Gardens, just a short walk south of all town centre amenities including Jephson Gardens itself and Leamington's wide array of shops and independent retailers, cafes and artisan coffee shops, bars and restaurants. Leamington Spa railway station is also within easy walking distance for regular rail links to London, Birmingham and other destinations. In addition there are good local road links available, including those to neighbouring towns and centres, notably Warwick and links to the Midland motorway network.

## ON THE GROUND FLOOR

Period entrance door opening into:-

### 'L' SHAPE RECEPTION HALLWAY

With central heating radiator, staircase off ascending to the first floor, door to steps which descend to cellar, grey oak laminate flooring and replacement contemporary doors giving access to:-

### LOUNGE

3.62m x 3.28m (11'10" x 10'9")

With original fireplace having open grate, tiled inserts to either side and slate hearth, sash window, central heating radiator and inset downlighters.

## FABULOUS DINING KITCHEN/FAMILY ROOM

6.44m x 4.62m max (21'1" x 15'1" max)

An impressive and flexible combined open plan kitchen/dining and living space, being positioned at the rear of the house and with a large illuminated double glazed roof lantern allowing ample light into the room. The kitchen area is fitted with a range of recently installed contemporary grey units with a combination of base cupboards, drawers and storage solutions being surmounted by granite worktops and matching upstands. The base cupboards are complimented by a coordinating range of wall cabinets, together with integrated appliances comprising Neff ceramic hob, double Neff electric oven, integrated fridge freezer, dishwasher and washer/dryer, undermounted stainless steel sink unit and stainless steel filter hood over the hob, two central heating radiators, bi-fold doors opening from the dining/living space to give access to the rear garden, inset ceiling downlighters, grey oak laminate flooring and door to:-

### CLOAKROOM/WC

Being partly tiled with low level WC, wash hand basin with mixer tap, wall mounted Worcester gas boiler and obscure UPVC double glazed window.

## CELLAR

3.60m x 3.14m (11'9" x 10'3")

With gas meter and electric consumer unit and providing useful storage space.

## ON THE FIRST FLOOR

### LANDING

With staircase off ascending to the second floor and replacement contemporary doors giving access to:-

### BEDROOM ONE (FRONT)

3.63m x 3.47m max (11'10" x 11'4" max)

With sash window to front, central heating radiator and door to:-

### EN SUITE SHOWER ROOM

Being partly tiled with recently installed contemporary fittings comprising WC with concealed cistern, wash hand basin with mixer tap, walk-in shower enclosure with fitted dual head shower unit and glazed folding door giving access, chrome towel warmer/radiator, illuminated digital mirror and inset ceiling downlighters.

### BEDROOM TWO (REAR)

2.70m x 2.66m (8'10" x 8'8")

With sash window, central heating radiator and built-in storage.

### BATHROOM

Being attractively appointed with contemporary white fittings and being partly tiled to the walls, together with low level WC, integrated wash hand

## Features

Victorian Terraced House

Highly Convenient Central Location

Lounge

Fabulous Combined Kitchen, Dining and Family Space

Three Bedrooms

Two Bathrooms

Rear Garden

No Chain



basin with cupboard below and mixer tap, panelled bath with fitted shower unit over and glazed shower screen, chrome towel warmer/radiator and obscure UPVC double glazed window.

## ON THE SECOND FLOOR

### LANDING

Which is large enough to form a small study area providing space for a desk and having UPVC double glazed window and door to:-

### BEDROOM THREE

7.09m max x 4.42m max (23'3" max x 14'6" max)

- into eaves recesses and with sloping ceilings.

Having Velux double glazed roof lights to front and rear roof slopes, central heating radiator and inset ceiling downlighters.

## OUTSIDE

### FRONT

A small gravelled foregarden with railings forming the front boundary and pathway giving access to the front entrance door.

### REAR

A part walled rear garden with patio area, pathway leading through with lawned areas to either side and gate opening onto a shared rear pedestrian access.

## DIRECTIONS

Postcode for sat-nav - CV31 1ES.



# Floorplan

Internal Living Area 1438sq ft / 133.61m2



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## General Information

Tenure

Freehold

Fixtures & Fittings

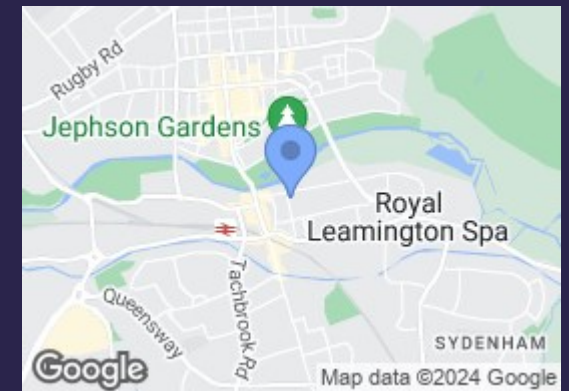
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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