



110 Plymouth Place

Leamington Spa CV31 1HW

Offers Over £435,000

110 Plymouth Place

HIGHEST AND FINAL OFFERS BY WEDNESDAY 30TH OCTOBER 2024 MIDDAY - Situated within this particularly popular south Leamington location which is conveniently placed for access to the town centre, this Victorian double-bayed mid-terraced property offers characterful accommodation with gas central heating. Notable features include a through lounge/dining room, whilst the kitchen has been enlarged to form a kitchen/breakfast room, off which there is a utility lobby and cloakroom/WC. On the lower ground floor there is a useful basement room being of a good size which has, in the past, been utilised as a home office, whilst on the first floor there two double bedrooms and a generously spacious bathroom. The rear garden is a particular feature being tiled in Mediterranean style with raised borders and being easy to maintain. Overall, this is an excellent opportunity to purchase a period home within easy walking distance of central Leamington and its amenities.

LOCATION

Plymouth Place runs parallel with Russell Terrace and is accessible from both Forfield Place and Farley Street. This is a characterful south Leamington location within walking distance of all town centre facilities including Leamington's excellent array of shops, independent retailers, restaurants, bars, parks and artisan coffee shops. Leamington Spa railway station is also within walking distance providing regular commuter rail links, there also being good local road links to neighbouring towns and centres as well as to the Midland motorway network.

GROUND FLOOR

ARCHED RECESSED PORCH ENTRANCE

With original entrance door opening into:-

THROUGH ENTRANCE HALLWAY

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

THROUGH LOUNGE/DINING

8.05m into bay x 3.61m lounge area / 3.07m dining (26'5" into bay x 11'10" lounge area / 10'1" dining)
With the lounge area having a feature fireplace housing an open coal effect living flame gas fire with black granite inner surround and hearth, stripped exposed floorboards throughout, further feature fireplace to the dining area with open fire recess and two central heating radiators.

ENLARGED KITCHEN/BREAKFAST ROOM

4.67m x 3.25m (15'4" x 10'8")

The kitchen area being fitted with a range of contemporary gloss units with brushed chrome door furniture and comprising numerous base cupboards

and drawers with granite effect worktops over, coordinating wall cabinets, inset single drainer stainless steel sink unit, inset four burner stainless steel gas hob with filter hood over and fitted electric oven below, space for dishwasher, integrated fridge, inset ceiling downlighters, ceramic tiled flooring throughout the kitchen and breakfast area, central heating radiator, Velux double glazed roof light, inset ceiling downlighters and door giving external access from the breakfast area to the rear garden.

UTILITY LOBBY

With plumbing for washing machine, chrome towel warmer/radiator, quarry tiled floor and door to:-

CLOAKROOM/WC

With white fittings comprising low level WC, pedestal wash hand basin with tiled splashback, obscure UPVC double glazed window and quarry tiled floor.

LOWER GROUND FLOOR

HALLWAY

With central heating radiator, exposed floorboards, door to large walk-in storage cupboard, which houses the sump pump, and access to:-

USEFUL BASEMENT ROOM

6.96m x 3.51m max (22'10" x 11'6" max)

A substantial space which has in the past been used as a useful home office, having central heating radiator, inset ceiling downlighters, exposed floorboards and three windows to the front bay.

FIRST FLOOR

SPLIT-LEVEL LANDING

With exposed floorboards to the upper level, mezzanine access to the bathroom, access trap to the roof space and doors from the upper level to:-

Features

Victorian Terraced House

Highly Popular South Leamington Location

Lounge/Dining Room

Enlarged Kitchen/Breakfast Room

Cloakroom/WC

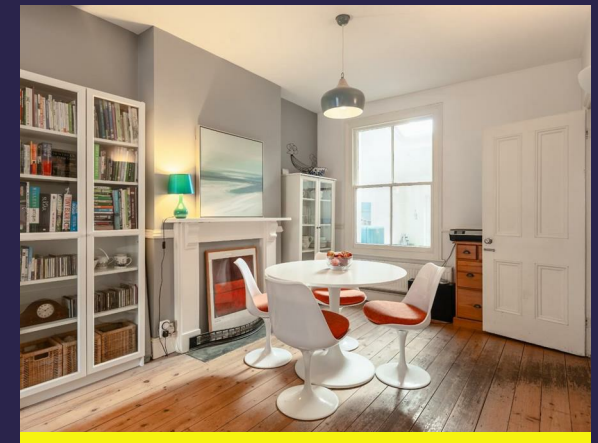
Useful Basement Room

Two Double Bedrooms

Large Bathroom

Walled Mediterranean Style Rear Garden

No Onward Chain





Floorplan

Internal Living Area 1,404sq ft /130.41m2



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General Information

Tenure

Freehold

Fixtures & Fittings

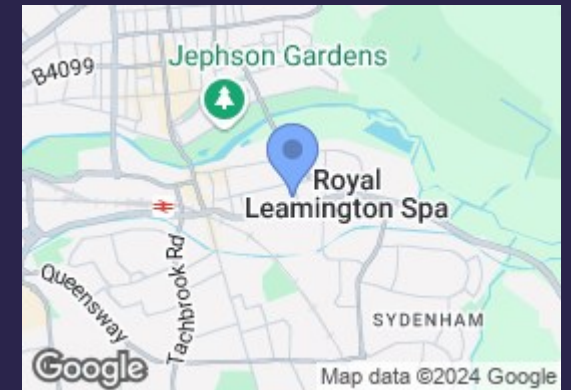
Specifically excluded unless mentioned in these sales particulars.

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			84
(81-91) B		73	
(69-80) C			
(55-68) D			
(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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