



**19 Norfolk Street**

Leamington Spa **CV32 5YQ**

Offers Over £300,000



# 19 Norfolk Street

A nicely presented two bedroom mid terraced Victorian property with the possibility of converting the cellar (STPP) in a highly sought after area being only a short walk to Royal Leamington Spa town centre.

This attractive home is being presented to the open market for sale with no onward chain and in brief comprises of entrance hallway, lounge / diner, kitchen and a cellar. To the first floor there are two generous sized bedrooms, a contemporary styled bathroom and a further loft room.

Outside to the rear there is a walled and hard landscaped garden with borders offering a nice selection of shrubs and bushes.

This is a charming property and we recommend an internal viewing.

## LOCATION

This property is within a few minutes walk to the Parade, which is lined with a variety of stores, including fashion boutiques, bookshops, and artisanal food shops. Additionally, there are several shopping arcades and covered markets, such as the Royal Priors Shopping Centre and the Regent Court Shopping Centre. Leamington Town Centre is also home to many cultural landmarks, such as the Royal Pump Rooms, a historic building that now houses an art gallery, museum, and library. Another popular attraction is Jephson Gardens, a beautifully landscaped park.

## ENTRANCE HALL

With a double glazed door to the front elevation, door off to lounge/dining area, frosted window overlooking the lounge area and stairs rising to the first floor landing.

## LOUNGE / DINER

6.83m x 3.35m (22'4" x 10'11")  
Comprising a electric fireplace which was installed in 2021, a television point, two night storage heaters, laminate flooring, a double glazed bay window to front elevation and a double glazed window to the rear elevation.

## KITCHEN

3.37m x 2.19m (11'0" x 7'2")  
Having work top surfaces, cupboards, a built in four ring electric hob, built in double oven unit, space for a washing machine and fridge / freezer, a door leading in to the cellar and a door leading out to the rear garden.

## CELLAR

4.21m x 3.73m (13'9" x 12'2")  
This is a great opportunity to convert the cellar in to a habitable room (STPP). It currently can be used as a storage area with a night storage heater, lighting and electrical sockets.

## FIRST FLOOR LANDING

Having doors to both bedrooms, bathroom and stairs rising to the loft room.

## BEDROOM ONE

3.94m x 3.35m (12'11" x 10'11")  
A great sized double bedroom which has space for bedroom furniture, built in wardrobes, night storage heater and a double glazed window to the front elevation.

## BEDROOM TWO

0.91m.10.36mm x 0.61m.22.25mm (3.34m x 2.73m)  
Another double bedroom which has space for bedroom furniture, night storage heater and a double glazed window to the rear elevation.

## FAMILY BATHROOM

3.24m x 2.12m (10'7" x 6'11")  
Having a low level W/C, sink unit, heated towel rail, bath, separate shower cubicle, tile flooring, wall tiling and a double glazed frosted window to the

## Features

Stylish Victorian Property

Close To Town Centre

Two Generous Bedrooms

Sought After Location

Plenty Of Potential

No Onward Chain

Rear Garden

EPC Rating E







Floorplan



General Information

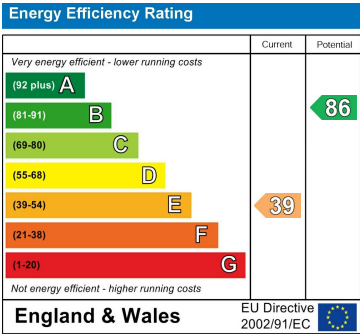
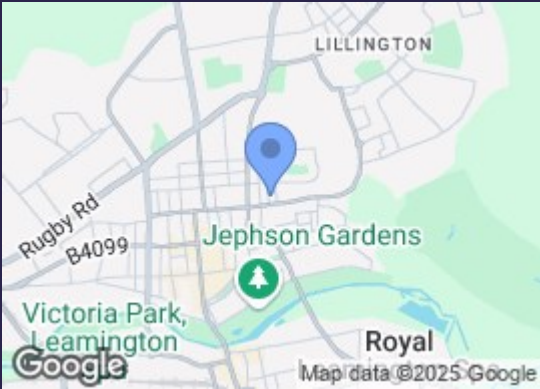
- Tenure**

Freehold
- Fixtures & Fittings**

Specifically excluded unless mentioned in these sales particulars.
- Services**

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

Band C - Warwick District Council



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