



108 Plymouth Place

Leamington Spa **CV31 1HW**

Offers Over £425,000

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Situated within a highly popular South Leamington location, this improved and beautifully presented double-bayed Victorian mid-terraced house offers comfortable accommodation which retains much period character. One of the property's most notable features is the enlargement of the kitchen into what now forms a kitchen/ breakfast room with double-glazed roof lights over the breakfast area and double doors to the rear garden. Notable features of the gas centrally-heated accommodation include double-glazed windows throughout and a stylish lounge with period fireplace which has been opened up into the dining room to provide an attractive through space. On the first floor there are two generous double bedrooms complemented by a spacious bathroom. The accommodation is enhanced externally by a pleasant south-facing rear garden, walled on all sides, with well-stocked borders. Overall this is an ideal opportunity to purchase a characterful Victorian residence within a particularly sought-after South Leamington address.

LOCATION

Plymouth Place is situated in Leamington Old Town and is within easy walking distance of all other town centre facilities, including Leamington's wide array of shops and independent retailers, parks, bars, restaurants and artisan coffee shops. Leamington Spa railway station is minutes from Plymouth Place and provides regular fast commuter rail links to numerous destinations, notably London and Birmingham. Additionally, there are excellent local road links to the Midland motorway network, including the M40, M69 and A46 and to neighbouring towns and centres.

ON THE 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, exposed painted floor timbers and original door to:-

LOUNGE

3.59m x 4.08m into bay window (11'9" x 13'4" into bay window)
- into double glazed bay window.

With imposing period fireplace with cast iron grate and inner surround, contemporary vertical radiator and through access to:-

DINING ROOM

3.84m x 3.03m (12'7" x 9'11")

- to rear of bookshelving.

Having fitted bookshelving/storage to both sides of the room including shelving to either side of the chimney breast, exposed floor timbers, contemporary vertical radiator and double doors giving access to:-

BREAKFAST ROOM

3.41m x 1.84m (11'2" x 6'0")

Which has been created by way of an extension adjacent to the kitchen and having twin Velux double glazed roof lights, wood effect flooring extending through into the kitchen, all of which benefits from underfloor heating, breakfast bar area, double glazed French style doors opening into the rear garden and through access to:-

KITCHEN

6.01m x 2.49m (19'8" x 8'2")

The kitchen area being fitted with a range of base cupboards, drawers and wall cabinets, the base cupboards having slate effect worktops over with matching upstands, Neff stainless steel filter hood, space for washing machine and dishwasher, wood effect flooring

with underfloor heating, inset double drainer sink unit with mixer tap, double glazed window, inset ceiling downlighters and door to understairs storage cupboard.

CELLAR

Being a single chamber, presently utilised for storage.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

With hinged access trap to the roof space having retractable ladder, fitted mirrored storage cupboards and doors to:-

BEDROOM ONE (FRONT)

4.67m x 4.15m (15'3" x 13'7")

- into double glazed bay window.

Having feature period fireplace with cast iron grate and central heating radiator.

BEDROOM TWO (MIDDLE)

3.83m x 3.08m (12'6" x 10'1")

Having period cast iron fireplace, contemporary vertical radiator and UPVC double glazed window to rear.

BATHROOM

3.17m max x 2.62m max (10'4" max x 8'7" max)

Being accessed from the lower landing and having modern white fittings comprising low level WC, wash hand

Features

Victorian Mid-Terraced House

Highly Popular Location

Lounge

Through Access to Dining Room

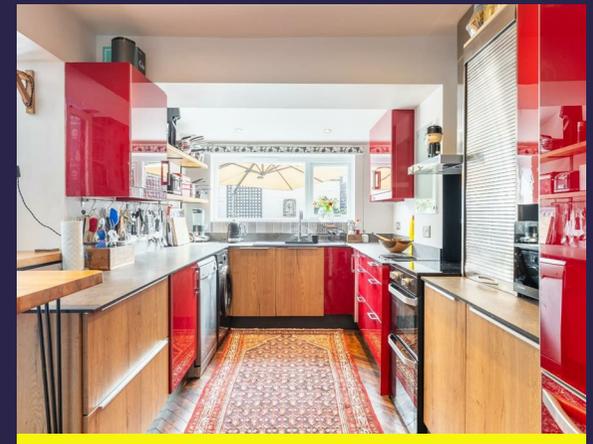
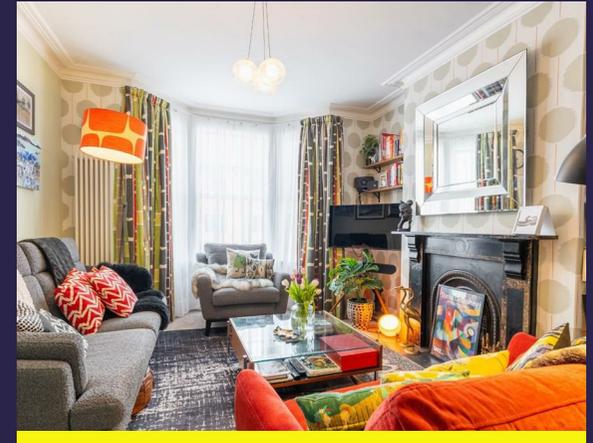
Kitchen and Extended Breakfast Area

Two Double Bedrooms

First Floor Bathroom

Attractive Walled Rear Garden

A Home of Character





Floorplan

Internal Living Area 1,286sq ft /119.51m2



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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		
(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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