



4 Queen Street

Leamington Spa CV32 4TJ

Price Guide £270,000



# 4 Queen Street

A spacious and well presented two double bedroomed mid-terraced property which is situated conveniently just North East of the town centre and within walking distance of the Campion Hills and Newbold Comyn.

The property briefly comprises of an entrance hallway, understairs store cupboard, lounge, kitchen / dining area and a ground floor cloakroom. To the first floor there is a master bedroom with built-in wardrobe, second double bedroom with built-in wardrobe, family bathroom and a separate WC. The property benefits from gas radiator heating. Externally there is a lawned foregarden and landscaped rear garden with a patio area. There are parking spaces and the property is being sold with no onward chain.

The property is in need of modernisation.

## LOCATION

Situated in a highly regarded residential address within walking distance of the Parade and train station. Leamington Spa is famous for its Jephson Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London

Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).

## ENTRANCE HALLWAY

With staircase rising to first floor landing, radiator, door to useful understairs store cupboard, doorway to rear lobby which serves the ground floor WC and has UPVC part obscure double glazed door leading to the rear garden.

## LOUNGE

3.73m x 3.58m (12'2" x 11'8")  
With a double glazed window to front elevation, radiator, electric feature fireplace and space for lounge furniture.

## KITCHEN / DINING AREA

3.58m x 3.34m (11'8" x 10'11")  
This is a great space which comprises of work top surfaces, cupboards, space for white goods, a double glazed window to the rear elevation, sink unit, wall mounted boiler, radiator and space for a small table and chairs.

## GROUND FLOOR CLOAKROOM

Fitted with a low level WC, wash hand basin and a single obscure glazed window to the rear elevation.

## FIRST FLOOR LANDING

Having doors to adjacent rooms and loft access.

## MASTER BEDROOM

4.45m x 3.17m (14'7" x 10'4")  
With two double glazed windows to front elevation, door to a useful cupboard over the stairs and space for bedroom furniture.

## Features

No Onward Chain

Two Spacious Double Bedrooms

Central Royal Leamington Spa

Spacious Ground Floor Living Accommodation

Ideal For First Time Buyers

Potential To Extend To The Rear (STPP)

Rear Garden



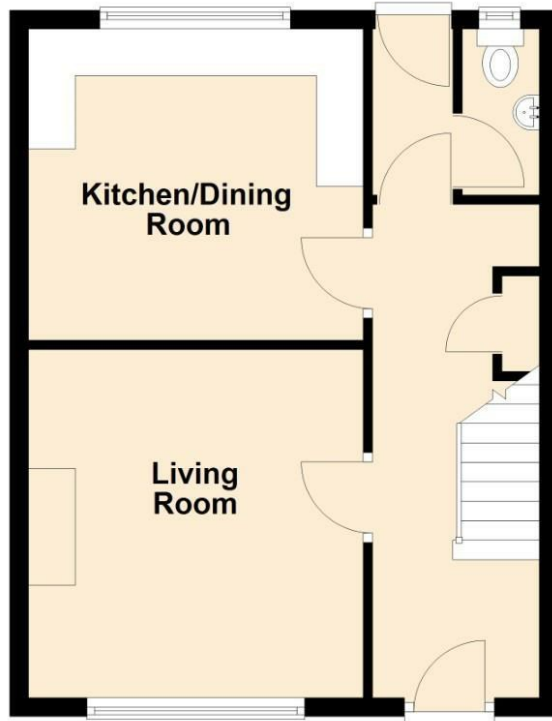




## Floorplan

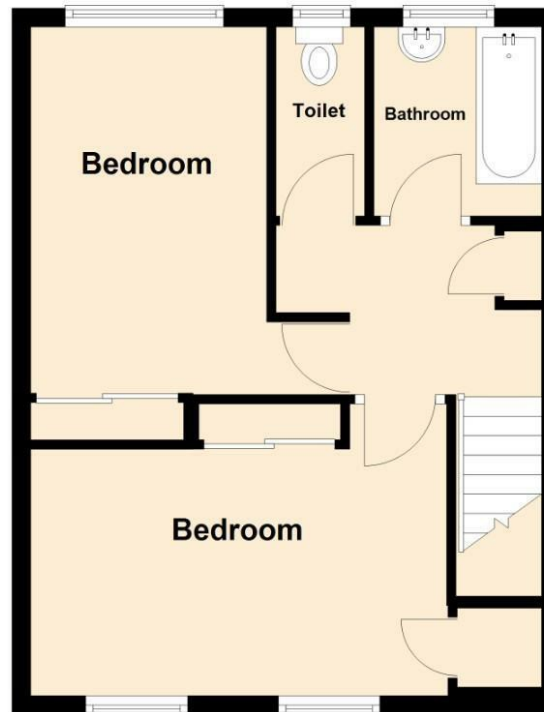
### Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



### First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 78.2 sq. metres (841.5 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

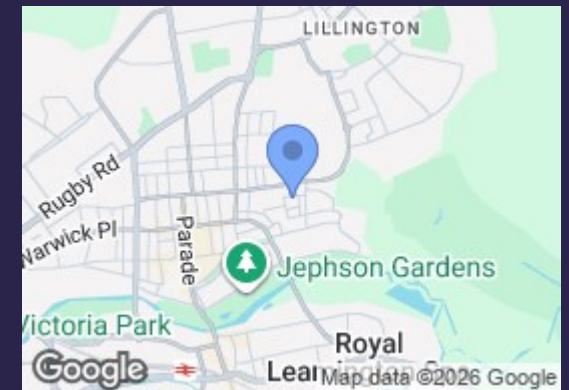
Specifically excluded unless mentioned in these sales particulars.

### 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 B - 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>		
(55-68) <b>D</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

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com