



67 Russell Terrace

Leamington Spa **CV31 1HE**

Offers Over £700,000

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Occupying a corner position to Russell Terrace and Farley Street, this Victorian semi-detached villa comprises one half of a former detached residence. One of the property's most striking features is the wrap-around garden, which is walled to the side and rear, giving a mature garden within a delightfully secluded feel for a property so close to the centre of town. The house also benefits from gated parking and a garage, accessed from Farley Street. The house itself retains many of its original proportions, high ceilings and features, whilst offering exceptional scope and potential for future modernisation and cosmetic enhancement. The house is offered for sale with the benefit of no onward chain. Overall this is an excellent opportunity to purchase a period residence of substance and potential, which includes three excellent bedrooms and two large reception rooms.

LOCATION

Russell Terrace is situated a short distance south of central Leamington Spa, being within just a short walk of all town centre amenities including Leamington's wide array of shops and independent retailers, parks, restaurants, bars and artisan coffee shops. Leamington Spa railway station is within walking distance, providing regular commuter rail links to London and Birmingham amongst other destinations, there also being excellent local road links available to neighbouring towns and centres, along with the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

Arched recessed porch entrance which is shared with the neighbouring semi-detached villa and from which an entrance door gives access to:-

SPACIOUS SPLIT-LEVEL THROUGH ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, door from the lower hallway giving access to steps descending to the cellar and original doors from the upper hallway giving access to:-

DRAWING ROOM

5.36m into bay x 4.62m (17'7" into bay x 15'2")

With sash bay window to front elevation, exposed painted floorboards, central heating radiator, fireplace housing a coal effect living flame gas fire with wood surround and marble inner surround and hearth and picture rail.

DINING ROOM

4.37m x 3.81m (14'4" x 12'6")

With original window overlooking the rear garden, fireplace with open coal effect living flame gas fire, tiled inner surround and hearth, exposed painted floorboards, central heating radiator and picture rail.

KITCHEN/BREAKFAST ROOM

5.21m max x 2.62m max (17'1" max x 8'7" max)

Being fitted with a range of wood units and marble effect worktops

comprising base cupboards and drawers, matching wall cabinets to one side, space and connection for gas cooker, stainless steel sink unit with mixer tap, wall mounted Viessmann gas fired boiler, central heating radiator, side elevation windows overlooking the rear garden and door giving external access to the garden.

UTILITY LOBBY

Accessed from the lower hallway with Belfast style sink and space and plumbing for washing machine.

CELLAR

5.23m into bay x 5.41m (17'2" into bay x 17'9")

Providing a substantial storage area with electric light and power and passageway providing access.

ON THE FIRST FLOOR

MEZZANINE SPLIT-LEVEL LANDING

With access trap to the roof space, central heating radiator and doors from the upper level to :-

BEDROOM ONE (FRONT)

4.62m x 4.32m (15'2" x 14'2")

With original fireplace, a range of fitted wardrobing in a light wood grain finish and providing ample hanging and storage space, original window to front elevation, central heating radiator, picture rail and corner shower enclosure with electric shower unit.

BEDROOM TWO (REAR)

4.37m x 3.81m (14'4" x 12'6")

With original fireplace, original window to rear elevation, central heating radiator and picture rail.

BEDROOM THREE (REAR)

3.66m x 2.87m (12'0" x 9'5")

With original window to rear elevation, fireplace and central heating radiator.

BATHROOM

Accessed from the upper landing and having white fittings comprising surface-mounted wash hand basin with mixer tap and

Features

Semi-Detached Victorian Villa

Exceptional Potential

Two Large Reception Rooms

Kitchen/Breakfast Room and Cellar

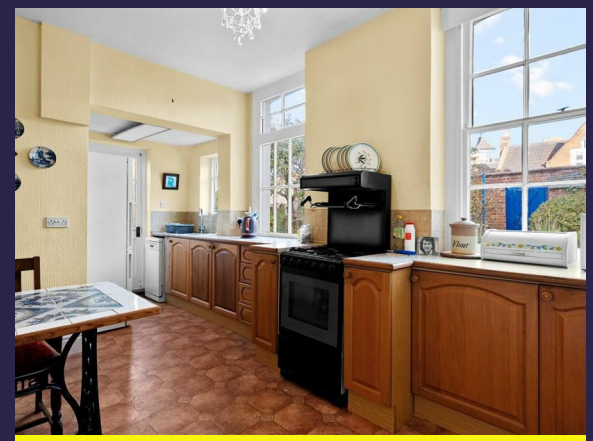
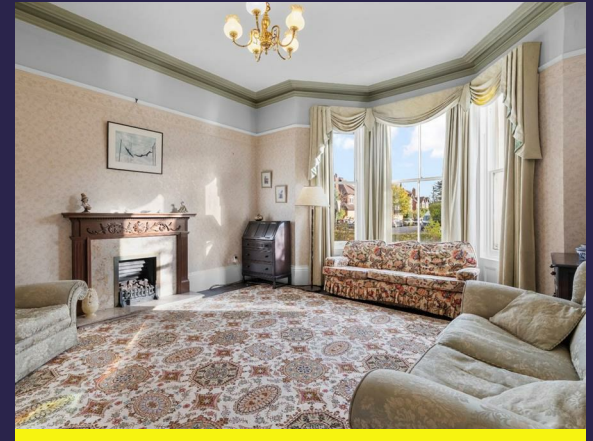
Three Good Bedrooms

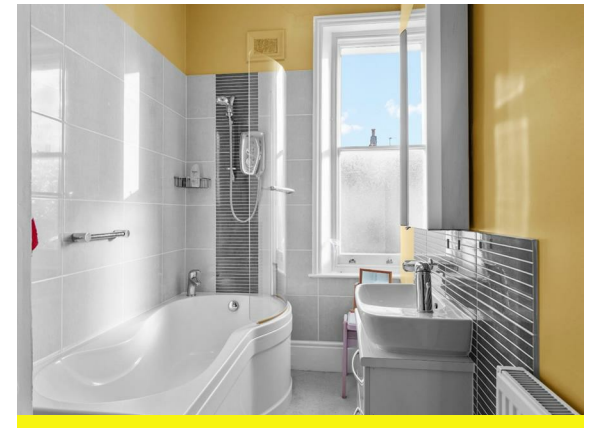
Bathroom With Separate WC

Lovely Mature Walled Garden

Gated Driveway and Garage

No Chain





Floorplan



General Information

Tenure
Freehold

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.

Fixtures & Fittings
Specifically excluded unless mentioned in these sales particulars.

Council Tax
Band F - Warwick District Council

