

BROWNLOW STREET, LEAMINGTON SPA, CV32 5XH



A SUBLIME VICTORIAN TERRACE PROPERTY, LOCATED WITHIN A PRIME NORTH LEAMINGTON LOCATION.

- NORTH LEAMINGTON VICTORIAN TERRACE
 - ENTRANCE HALLWAY
 - CLOAKROOM
 - SITTING ROOM AND DINING AREAS
 - OPEN PLAN BREAKFAST/DINING AREA
 - THREE DOUBLE BEDROOMS
 - FAMILY BATHROOM
 - GARDEN
- DOUBLE GARAGE WITH ELECTRIC CHARGING POINT
 - WALKING DISTANCE TO TOWN CENTRE

3 BEDROOMS

PRICE GUIDE £585,000

A beautiful and spacious three double bed roomed Victorian terraced property, situated in this highly sought after north Leamington location. Benefiting from a refitted kitchen and bathroom and large garage to rear.

Brownlow street runs between Champion Road and Wathen Road, less than one mile north of central Leamington Spa. All town centre facilities are therefore within walking distance, including Leamington's wide array of shops and independent retailers, parks, restaurants, bars and artisan coffee shops. In addition, there are good local road links available to neighbouring towns and centres and the Midland motorway network, with Leamington Spa railway station providing regular rail links to many destinations, notably London and Birmingham.

The property is in superb condition throughout and provides excellent living accommodation across three floors. The ground floor benefits from two reception rooms and an exquisite kitchen/dining area.

On the first floor there are two double bedrooms, one bay fronted. The family bathroom is spacious with separate bath and walk in shower. The second floor has had its loft skilfully converted to allow for a third double bedroom.

The garden area is a generous size and low maintenance, there is a large garage which has an electric charge point.

Viewing advised quickly.

Front

To the front of the property is a shallow fore garden set behind dwarf brick wall, brick paved path leading to the front door.

Entrance Hallway

With staircase rising to first floor landing, radiator, half cupboard providing under stairs storage, light point, access on the left to the two reception rooms and straight ahead to the Breakfast/Dining area.

Ground Floor WC 3'4" x 2'1" (1.03 x 0.66)

With low level WC with concealed cistern and wash hand basin.

Dining Room 12'11" x 10'0" (3.96 x 3.05)

With coved cornicing, tall contemporary wall mounted radiator, double glazed doors leading to steps to rear garden, with perfectly fit blinds and concertina timber framed etched glazed doors through to living area.

Living Room 13'5" x 11'10" (4.10 x 3.61)

With a double glazed period style sash windows to front elevation with shutters,, two wall mounted contemporary radiators, wood burning stove with tiled hearth, exposed brickwork to chimney recess.

Kitchen/Dining 24'0" x 8'5" (7.32 x 2.59)

Superb recently fitted light grey shaker kitchen with Quartz worktops and splashbacks, two Bosch ovens with Bosch induction hob, white ceramic one and a half sink with boiling tap and integrated washing machine and dishwasher.

The dining area has double glazed French doors to deck to side, further double glazed window to rear, wall mounted radiator, down lighter points to ceiling.

First Floor Landing

Allowing for access to the two double bedrooms and family bathroom.

Bedroom One 15'2" x 13'3" (4.64 x 4.05)

With upvc period style double glazed sash windows to front, feature fireplace, coved cornicing, radiator.

Bedroom Two 12'11" x 10'0" (3.95 x 3.05)

With upvc double glazed window to rear elevation, period fireplace, coved cornicing, dado rail and radiator.

Bathroom 11'9" x 8'11" (3.60 x 2.72)

Attractively refitted with a white double ended bath with central mixer tap with hand held shower attachment, wash hand basin set into vanity unit, low level WC, corner shower cubicle with fixed overhead shower and further hand held attachment, splash back tiling, obscure upvc double glazed window to rear elevation, two radiator towel rails, down lighter points to ceiling and door to airing cupboard housing Worcester combination boiler with slatted shelving to the rear.

Second Floor

Staircase rising to converted attic space, providing bedroom three. Approached via a small landing with upvc double glazed window to rear elevation, six panelled door to...

Bedroom Three 12'11" x 12'5" (3.96 x 3.81)

With upvc double glazed dormer window to rear elevation, radiator, double doors to built in wardrobe, further door to storage area.

Garden

Walled rear garden with a timber deck with balustrade wrapping around the side and rear of the property with a few short steps leading to the remainder of the garden which is principally laid to astroturf with gravelled path and planted borders, leading to the garage.

Garage

With double glazed bi-fold doors to rear leading to garden and approached via an electric roller shutter door giving vehicular access, power and light as fitted. Electric vehicle charge point.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

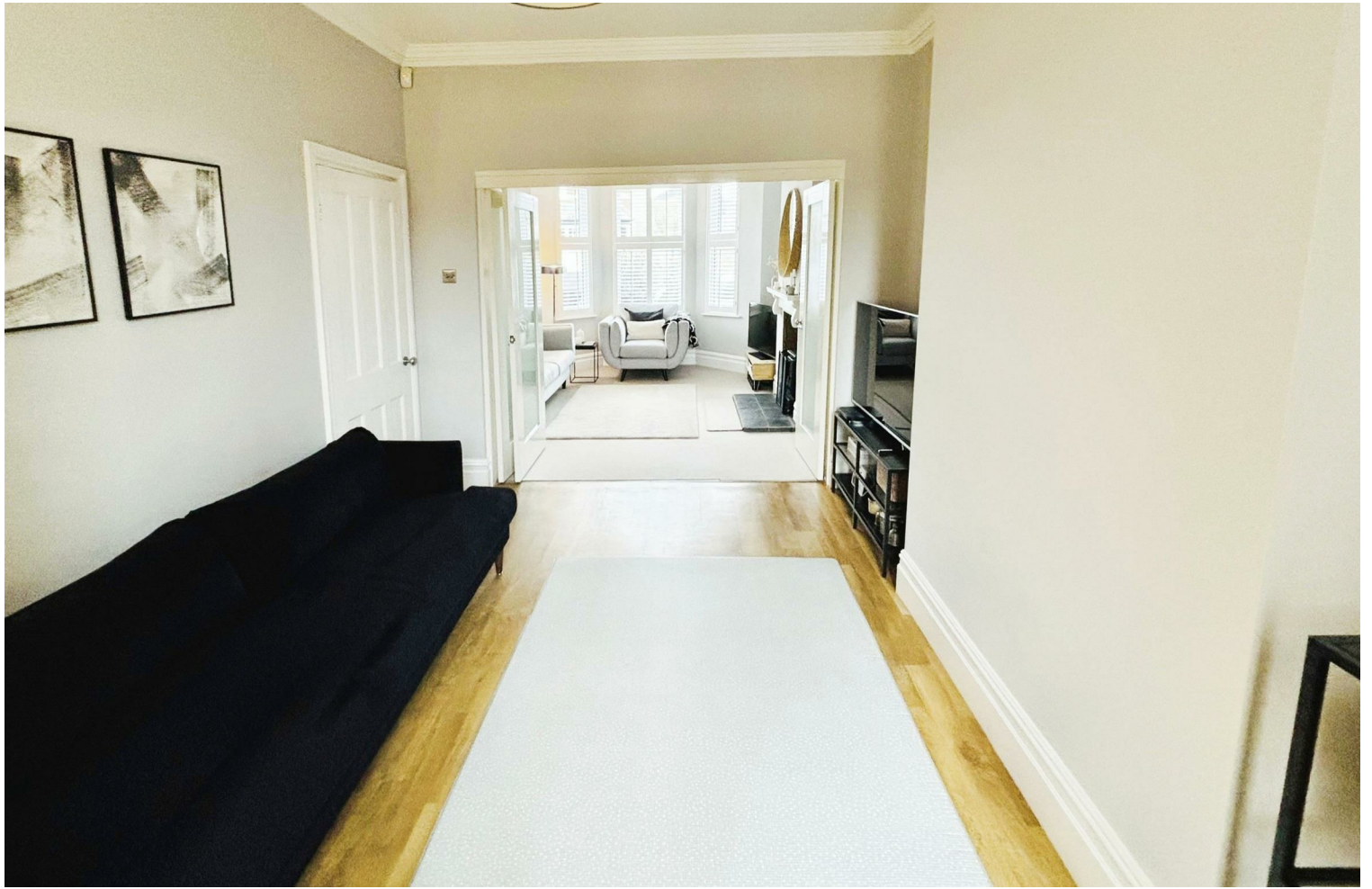
The Council Tax Band is E.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



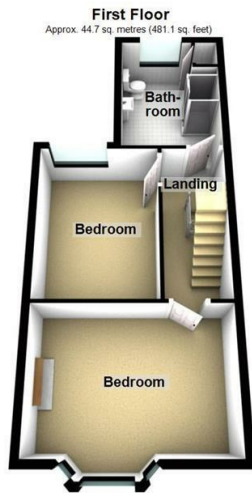
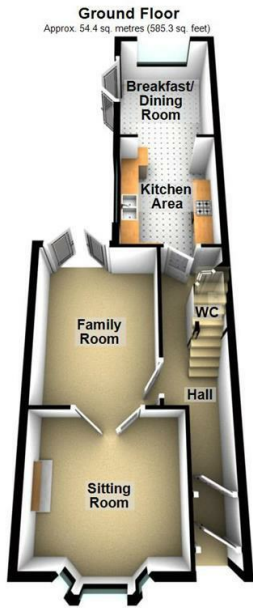












Total area: approx. 119.8 sq. metres (1289.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	