

## WILLES ROAD, LEAMINGTON SPA CV31 1BY



### A SUPERB FOUR DOUBLE BEDROOM LEAMINGTON SPA TOWN CENTRE REGENCY TOWNHOUSE.

- REGENCY TOWNHOUSE
  - TOWN CENTRE
  - SEMI DETACHED
- FOUR DOUBLE BEDROOMS
- SUBLIME OPEN PLAN KITCHEN/DINING
  - TWO RECEPTION ROOMS
- BATHROOM AND SHOWER ROOM
  - PRIVATE REAR GARDEN
- IMMENSE STYLE AND CHARACTER
- ON THE DOOR STEP OF POPULAR LOCAL PARKS

4 BEDROOMS

PRICE GUIDE £850,000

An outstanding opportunity to acquire a Grade II listed Regency townhouse of style and character, providing well proportioned gas centrally heated four bed roomed accommodation which uniquely retains much of the property's original features with scope for further modernisation within this highly regarded town location.

Willes Road, Leamington Spa - Is a popular town location comprising many fine period dwellings, being conveniently sited within walking distance of the town centre and all amenities including shops, schools for all grades and a variety of recreational facilities including nearby Jephson Gardens and Newbold Comyn. This particular location has consistently proved to be much sought after.

We are delighted to showcase this elegant and stylish, most impressive Regency townhouse of immense character, which provides well proportioned four bed roomed accommodation retaining much of the property's original character. The property also features a pleasant private garden. Inspection of this unique property is essential for its character, size and potential to fully appreciate what is on offer.

The current owners have skillfully and elegantly improved the property throughout and it is ready to move into. The ground floor entrance hallway allows access to the two reception rooms and shower room.

Stairs lead down to the superb open plan kitchen/dining area.

The first floor has two double bedrooms and the family bathroom, leading to the second floor which has two further double bedrooms!

These opportunities are rare in Leamington Spa. Book your viewing early.

### **Front**

The property has a gated private courtyard leading to it's entrance.

### **Entrance Hallway 28'2" x 3'2" (8.60 x 0.98)**

High ceiling, spacious entrance hallway, providing access to the sitting room, drawing room and shower room. Stairs leading down to the Kitchen/dining area.

### **Sitting Room 12'9" x 11'10" (3.90 x 3.62)**

A delightful and captivating sitting area, with a double glazed sash window to the front aspect, log burner fire, light point to ceiling and a radiator.

### **Drawing Room 11'3" x 10'5" (3.45 x 3.18)**

A room full of charm, with a double glazed sash window to the rear elevation, with shutters, light point to ceiling and a radiator.

### **Shower Room 8'2" x 6'1" (2.51 x 1.87)**

With a double glazed window to the rear, light point, heated towel rail, vanity sink unit, WC and walk in shower.

### **Kitchen/Diner 13'8" x 11'4" (4.17 x 3.46)**

A stunning area which is set up for social occasions, with it's vast space and settings, with doors leading to the back garden, but also doors leading to the front courtyard. Centrally a striking kitchen island with storage, spotlights to ceiling and access through to the dining area of this stunning open room.

### **Dining Room 12'8" x 12'2" (3.88 x 3.72)**

With a double glazed sash window to the front, light point to ceiling and radiator, with a door leading to the front courtyard area.

### **Utility Space 8'7" x 3'10" (2.63 x 1.19)**

With space for white goods, spotlights to ceiling, radiator and storage space.

**Utility Kitchen 8'4" x 6'1" (2.56 x 1.86)**

A further utility space running off the main kitchen area, which is in essence a small kitchen. With spotlights to the ceiling, double glazed window to the side aspect, sink, radiator and kitchen worktop with multiple storage compartments above and below.

**First Floor Landing**

The first floor landing provides access to two double bedrooms and the bathroom.

**Bedroom One 16'10" x 11'10" (5.15 x 3.61)**

A stunning main bedroom with two twin French doors leading to balcony areas at the front elevation, fireplace, two radiators and a light point to ceiling.

**Bedroom Four 11'2" x 10'6" (3.41 x 3.21)**

Located on the first floor is the smaller of the four double bedrooms, with a double glazed sash window to the rear aspect, light point to ceiling, fireplace and a radiator.

**Second Floor**

Providing access to two further double bedrooms, light point to ceiling and loft access. There is a large sash window allowing for lots of natural light.

**Bedroom Two 17'3" x 11'11" (5.27 x 3.65)**

With two large double glazed sash windows to the front aspect, fireplace, light point to ceiling and a radiator.

**Bedroom Three 11'5" x 11'3" (3.48 x 3.43)**

With a double glazed sash window to the rear aspect, fireplace, light point to ceiling and radiator.

**Bathroom 8'7" x 6'2" (2.62 x 1.90)**

A bathroom poised with elegance and having a luxury bath tub with shower attachment, double glazed sash windows to the side and rear elevation, WC, sink and light point to ceiling.

**Garden**

A beautiful hard landscaped and private rear garden.

**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.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**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 C.

**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

















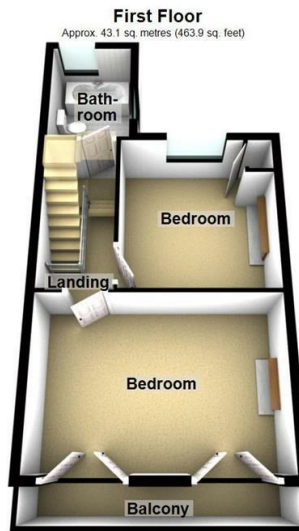
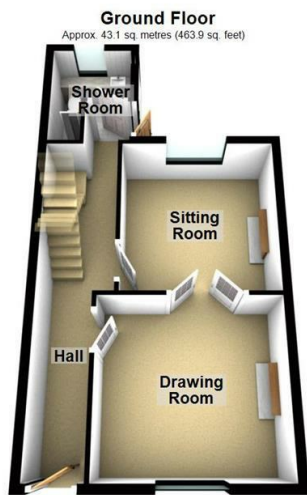
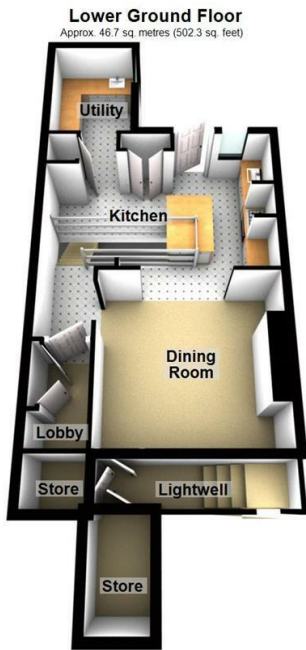












Total area: approx. 170.9 sq. metres (1839.8 sq. feet)

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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