

## CLAPHAM TERRACE, LEAMINGTON SPA CV31 1JF



**A TWO DOUBLE BEDROOM VICTORIAN TERRACE WITHIN A UNIQUE HIDDEN AWAY LOCATION CLOSE TO THE TOWN CENTRE.**

- NO CHAIN
- VICTORIAN TERRACE
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
  - FRONT GARDEN AND COURTYARD TO THE REAR
    - UNIQUE HIDDEN GEM LOCATION
    - SITTING ROOM
    - DINING ROOM
      - KITCHEN
      - BATHROOM
- WELL CARED FOR THROUGHOUT

**2 BEDROOMS**

**PRICE GUIDE £315,000**

A charming two bedroom Victorian terrace, within very close proximity to Leamington Spa town centre and train station.

The house boasts an unusually large garden and room sizes for a Victorian terrace, that due to the location of the property is extremely quiet and private and effectively feels like a back garden. The ground floor has spacious rooms with lovely high ceilings. In Brief, Entrance Hallway, Dining Room, Sitting Room, Kitchen, Bathroom, Two Bedrooms and Courtyard garden.

The property is ideally positioned, tucked away beautifully at the end of Clapham Terrace, on Farm View.

Farm View is a unique row of four traditionally styled terraced houses, the location being conveniently sited within easy reach of the town centre and a good range of local facilities and amenities including local shops, schools and the railway station. This location has proved to be very popular in recent years.

If you are looking for a property with character and charm close to the town centre, being sold with No onward chain, book your viewing now.

### **Front**

Positioned in a secluded unique setting, the property is set back with a generous front garden laid to lawn. There is a private pathway leading to the front door and a paved area at the front with a wooden shed.

### **Entrance Hallway 13'1" x 2'10" (4.00 x 0.87)**

With a light point to ceiling, radiator and allowing for access to the sitting room, dining room and first floor stairs.

### **Front Room 14'11" x 11'11" (4.55 x 3.65)**

High ceiling charming reception area, with a log burner fire, light point to ceiling, radiator and double glazed window overlooking the rear courtyard garden. The room benefits from some built in storage space under the stairs and feature slate fire surround and hearth.

### **Sitting/Dining Room 14'5" x 14'3" (4.40 x 4.35)**

With a double glazed window to the front aspect overlooking the front garden, light point and radiator.

### **Kitchen 8'2" x 8'0" (2.50 x 2.44)**

Having a double glazed window to the side aspect, overlooking the courtyard garden. With spotlights to ceiling, integrated oven/grill with electric hobs. Benefiting from worktops to both sides with multiple cream fronted storage compartments above and below, space for dishwasher and fridge/freezer.

### **Inner Hallway 3'10" x 2'8" (1.18 x 0.83)**

Inner hallway located between the bathroom and kitchen. Access to the courtyard garden, Storage with space for a washer/dryer and further shelving.

### **Bathroom 6'2" x 5'8" (1.90 x 1.75)**

Situated adjacent to the bathroom, with spotlights to ceiling, double glazed window to the side aspect, radiator, toilet, WC and bath with electric shower attachment.

### **First Floor Landing**

With access to the two double bedrooms, with a light point and loft access with hatch and ladder, natural light through a double glazed window to the rear aspect.

### **Bedroom One 18'0" x 12'9" (5.50 x 3.90)**

With a double glazed window to the front aspect, light point to ceiling and radiator.

**Bedroom Two 12'1" x 12'1" (3.70 x 3.70)**

Double bedroom with a double glazed window to the rear aspect, light point to ceiling and a radiator.

**Garden**

Victorian rear courtyard with a shed, space for seating and plants.

**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 B.

**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





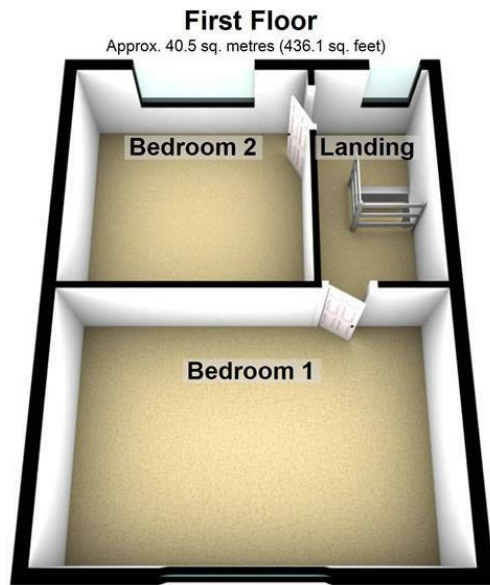
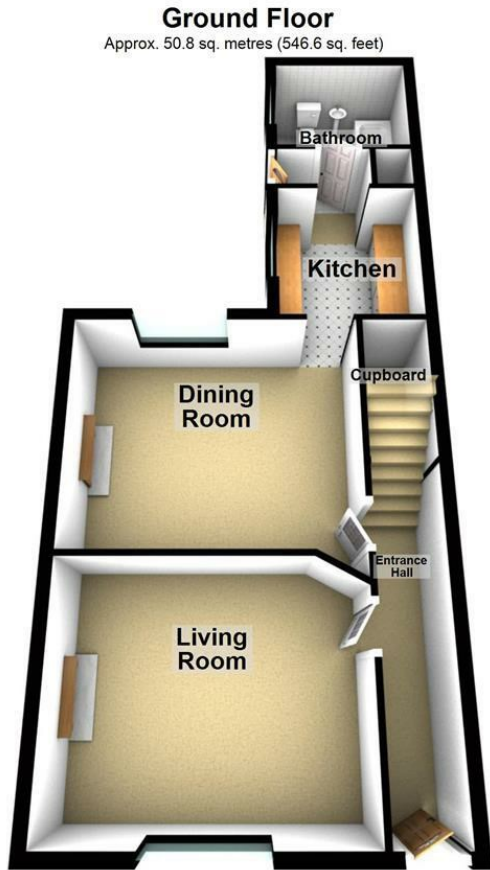












Total area: approx. 91.3 sq. metres (982.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	