

## PLYMOUTH PLACE, LEAMINGTON SPA CV31 1HW



### A WELL PRESENTED AND CHARMING TWO DOUBLE BEDROOM VICTORIAN TERRACE.

- PERIOD TERRACE
- CLOSE TO TOWN CENTRE AND TRAIN STATION
  - ENTRANCE HALLWAY
- OPEN PLAN LOUNGE/DINING ROOM
  - BREAKFAST KITCHEN
  - MODERN BATHROOM
- TWO DOUBLE BEDROOMS
  - LOFT ROOM
  - CELLAR
- SPACIOUS SOUTH FACING COURTYARD GARDEN

2 BEDROOMS

PRICE GUIDE £425,000

Nestled in the charming area of Plymouth Place, Leamington Spa, this delightful bay fronted Victorian terraced house offers a perfect blend of character and modern living. With two well-proportioned bedrooms and a stylish bathroom, this property is ideal for couples, small families, or those seeking a comfortable home in a vibrant community.

Upon entering, you are greeted by a spacious reception room that boasts high ceilings, creating an airy and inviting atmosphere. The well-presented interiors throughout the house reflect a thoughtful attention to detail, making it easy for you to move in and start enjoying your new home immediately.

The property also features a cellar, providing ample storage space, and a loft room that can be utilised as a study, playroom, or additional bedroom, offering versatility to suit your lifestyle needs.

Situated close to the town centre and the train station, this location is perfect for those who appreciate easy access to local amenities, shops, and transport links. Whether you are commuting for work or simply enjoying the vibrant local culture, you will find everything you need just a stone's throw away.

In summary, this Victorian terrace house in Leamington Spa is a wonderful opportunity for anyone looking for a well-located, spacious, and beautifully presented home. Don't miss the chance to make this charming property your own.

### Front

The road has plenty of on street parking for residents.

### Entrance Hallway 20'11" x 2'3" (6.40 x 0.70)

Bright and welcoming entrance hallway, allowing access to the reception rooms, breakfast kitchen and first floor stairs.

### Sitting Room 11'1" x 10'9" (3.40 x 3.30)

A double glazed bay window to the front aspect, log burner fire, radiator and light point.

### Dining Room 12'1" x 9'9" (3.70 x 2.98)

Double glazed window to the rear elevation, light point, radiator and feature fireplace.

### Breakfast Kitchen 18'4" x 8'2" (5.60 x 2.50)

Stylish and contemporary breakfast kitchen area, benefiting from kitchen worktops to both sides, underfloor heating, french doors leading to the south facing courtyard garden. A double glazed window to the side elevation, spotlights to ceiling and access to the cellar door.

### First Floor

The first floor comprises of two double bedrooms and a stylish bathroom. A skyline window allowing for plenty of natural light.

### Bathroom 9'5" x 8'2" (2.88 x 2.50)

Double glazed window to the rear elevation, separate walk in shower and standalone bath, underfloor heating, WC, heated towel rail and spotlights to ceiling.

### Bedroom One 14'0" x 13'6" (4.27 x 4.12)

Benefiting from bespoke fitted wardrobes, double glazed bay window to the front elevation, feature fireplace and light point.

### Bedroom Two 12'2" x 9'0" (3.72 x 2.75)

With a double glazed window to the rear elevation, light point and a radiator.

**Loft Room 15'3" x 11'11" (4.66 x 3.64)**

With double glazed VELUX windows to both the front and rear aspect, storage space in the eaves, light and electrical points and currently used as an office space.

**Cellar 13'5" x 11'9" (4.09 x 3.60)**

Door from kitchen and steps leading down to cellar. There is a main chamber and an initial hallway both providing excellent storage space and future scope to convert to a dwelling space.

**Garden**

A good sized courtyard garden which benefits from it's south facing aspect.

**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

















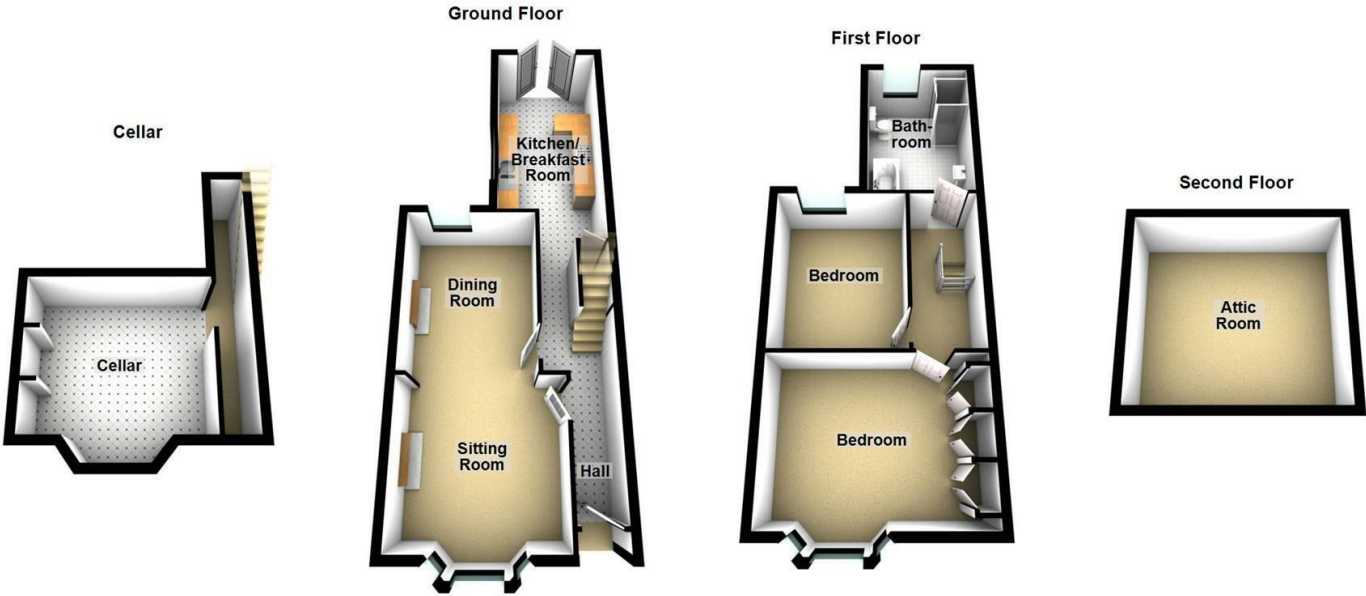












Total area: approx. 124.4 sq. metres (1339.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC