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155, Leam Terrace, Leamington Spa

£795,000



An elegant well presented spacious four bedroomed period end of terrace townhouse with living accommodation set over three levels, with good sized walled and lawned garden and open aspect to rear. Situated in this high desirable location.

Leam Terrace

Is a popular and established location, conveniently sited for easy reach of the town centre, railway station and both Newbold Comyn and The Jephson Gardens. This particular house boasts open aspects to the rear with excellent views over the allotments towards Newbold Comyn.

Briefly Comprising:

Recessed porch, entrance hallway, sitting room with bay window and feature fireplace, living room, dining/kitchen leading to

conservatory, ground floor cloakroom, basement. First floor with large master bedroom, spacious double bedroom and fourth bedroom. White refitted bathroom with separate shower cubicle. Upstairs laundry. Second floor mezzanine to large double bedroom. Gas radiator heating, good sized patio and lawned rear garden with small brick shed, fore garden. Viewing highly recommended.

Special Note

We are informed there is planning permission in place for a single storey side/rear extension - Planning application reference W/23/0286 - See Warwick District Council website for more details.

The Property

Is approached via a gated paved path over a fore garden to arched recessed porch with step leading up to part obscure glazed entrance door to entrance hallway.

Entrance Hallway

With tall ceilings, cornicing, picture rail, period style radiators, exposed timber flooring, steps leading down to...

Rear Hallway

With tiled flooring, space for cloaks storage, door to basement, laundry and dining/kitchen.

Sitting Room (Front)

12'8" into chimney rec x 15'3" into bay (3.86m into chimney rec x 4.65m into bay)
With timber framed multi pane sash window to front elevation, cornicing, picture rail, wall light points, reconstituted stone fireplace surround with inset gas fire, school style radiator and wooden flooring.





Living Room (Rear)

11'3" into chimney rec x 12'9" (3.43m into chimney rec x 3.89m)
With double glazed window to rear elevation, cornicing, picture rail, fireplace display recess and school style radiator, wall light points, display shelving to chimney recesses.

Ground Floor WC

With white low level WC, tiled floor, wash hand basin with splashback, set into shallow storage cupboard, electric chrome towel rail, timber obscure glazed window to side elevation. Boxed in concealed boiler.

Dining/Kitchen

11'5" in dining area reducing to 7'5" in kitchen area x 23'10" overall (3.48m reducing to 2.26m x 7.26m overall)

Dining Area

With terracotta tiled floor extending through to kitchen, double radiator, upvc double glazed French doors to garden side and window overlooking garden. Downlighters to painted beamed ceiling.

Kitchen Area

Fitted with a range of cream shaker style wall and base units with contrasting working surface over and splashback tiling, inset four point Siemens electric hob with Siemens filter hood over and double oven, Siemens dishwasher and fridge freezer, upvc double glazed window to side elevation, continuation of beamed ceiling with downlighter points, folding concertina door to conservatory.

Conservatory

7'3" x 9'2" (2.21m x 2.79m)

With upvc double glazed windows and door to side set onto brick

base with pitched Victoriana style polycarbon roof over, exposed brickwork, wall light points, tiled floor.

Non Converted Basement

Approached via staircase leading down to Lobby area which in turn leads through to...

Main Chamber

12'8" x 15'5" into bay (3.86m x 4.70m into bay)

With further half height shallow chamber area to the rear.

First Floor Landing

Approached via mezzanine landing to rear. Further stairs leading to main landing with period style radiator.





Bedroom One (Front)

16'11" x 15'6" into bay (5.16m x 4.72m into bay)

With timber framed sash window to front elevation with attractive outlook overlooking Leam Terrace towards Willes Terrace with central green. Cornicing, period style fireplace, wall light points, school style radiator.

Bedroom Two (Rear)

11'8" x 12'9" (3.56m x 3.89m)

With upvc double glazed window to rear elevation, period style fireplace surround, display shelving to chimney recess, double radiator.

First Floor Laundry

With wood block working surfaces, space and plumbing for washing machine, exposed brickwork to one wall, fitted shelving, radiator and timber framed multi pane window to side elevation.

Bedroom Four

7'6" x 10'10" max (2.29m x 3.30m max)

With upvc double glazed window to rear elevation with views over the garden towards the allotments, Newbold Comyn and the Campion Hills beyond. School style radiator, exposed timber flooring, downlighter points to ceiling.

Family Bathroom

Fitted with a modern attractive white suite to comprise; low level WC with concealed cistern, wash hand basin set into vanity unit with "live edge" wooden top, double ended bath with central filler, large corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, timber flooring, wall light points, Xpelair extractor, radiator, upvc part obscure double glazed window to rear elevation.



From First Floor Landing staircase rises to Second Floor Mezzanine to...

Bedroom Three

11'7" x 16'4" (3.53m x 4.98m)

A large double bedroom which features semi-angled ceiling lines, upvc double glazed window to rear elevation with views over the garden, allotments, reservoir towards Newbold Comyn and the Campion Hills, exposed brickwork to one feature wall, double radiator, exposed timber flooring.

Outside (Rear)

There is a good size walled and patioed rear garden principally laid to lawn with a block paved patio area to the side and rear of the property, blue brick path leads towards the end of the garden with additional patio area, herbaceous planted borders, small brick outside





store provides useful storage and in turn leads to a gate to the rear access.

Outside (Front)

There is a front garden principally laid to pathway and paving with a low maintenance border and surrounded in the main by brick walling with wrought iron gate to front.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst

believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band E.

Location

155 Leam Terrace
Leamington Spa
CV31 1DF



Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

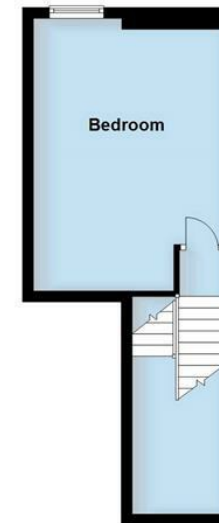
Ground Floor
Approx. 75.6 sq. metres (813.6 sq. feet)



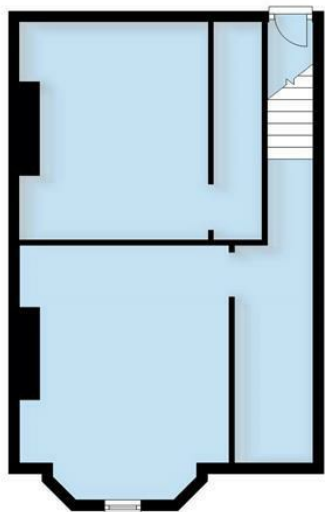
First Floor
Approx. 69.0 sq. metres (742.5 sq. feet)



Second Floor
Approx. 24.6 sq. metres (264.5 sq. feet)



Basement
Approx. 45.5 sq. metres (490.0 sq. feet)



Total area: approx. 214.7 sq. metres (2310.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact