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23, Heath Terrace, Leamington Spa



A spacious and elegant four bedroomed semi-detached period property, located in this highly sought after position just north east of the town centre, requiring updating and improvement and offering excellent potential.

Briefly Comprising;

Recessed entrance porch, hallway, living room with bay window, dining room, breakfast room, separate kitchen. First floor landing, three double bedrooms and bathroom, separate WC. Second floor with study/landing, bedroom four and dressing room/study off. Fore garden, walled and enclosed lawned rear garden. Partial gas radiator heating. Viewing high recommended. NO CHAIN.

Heath Terrace

Is a rare opportunity to acquire a highly original, semi-detached period property, in this convenient location. In recent times Heath Terrace has consistently proved to be extremely popular and a desirable location.

The property, whilst requiring updating and improvement, does offer an excellent opportunity for a buyer to create a long term family home in the way they wish. With the potential to extend and enlarge, subject to the necessary permissions and regulations.

The Property

Is approached via a pathway leading up to arched recessed entrance porch with steps to the...

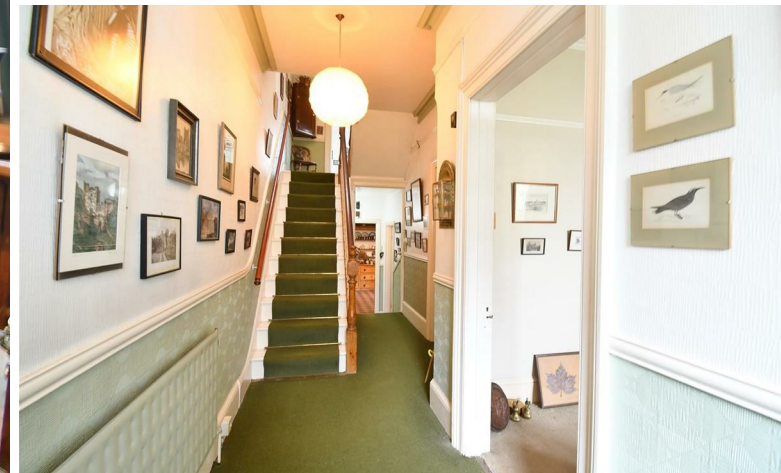
Period Entrance Door

With glazed light over, giving access to...

Entrance Hallway

With cornicing, picture rail, dado rail, radiator, staircase rising to first floor landing, door leading down to inner hallway.





Living Room (Front)

14'11" x 16' into bay (4.55m x 4.88m into bay)
With period style marble fireplace with inset gas fire and tiled hearth, sash window to front elevation, cornicing, picture rail, deep skirting.

Dining Room

13'4" x 10'11" (4.06m x 3.33m)
With multi pane sash window cornicing, picture rail, period marble fireplace surround, deep skirting.

Inner Hallway

With checkered quarry tile floor, door to ground floor WC, door to cellar and door to breakfast room.

Ground Floor WC

Fitted with a white low level WC, wall mounted wash hand basin, high level window, dado rail.

Breakfast Room

11'9" plus chimney recess cupboards x 13'5" (3.58m plus chimney recess cupboards x 4.09m)
With large timber multi panel sash window to side elevation, stripped doors to fitted cabinets either side of chimney breast, original fitted dresser, radiator.

Kitchen

11'9" x 6'9" (3.58m x 2.06m)
With upvc multi pane style double glazed window to rear

elevation, part reeded glazed door to porch to side, range of kitchen units and working surface, twin drainer; single sink unit, space for cooker, display recesses, under counter space for appliance, timber panelling, feature angled ceiling line.

Porch

To the side of the property; timber framed with metal and glazed roof over, door to garden to side.

Cellar

Approached from inner hallway leads down to four chamber cellar. One chamber containing Vaillant Ecotec Plus 430 boiler.



First Floor Landing

Approached via mezzanine landing to the rear, stained and glazed roof light, picture rail, enclosed staircase to top floor, understairs store cupboard providing useful storage.

Bedroom One (Front)

13'7" x 16' into bay (4.14m x 4.88m into bay)

With multi paned sash windows to front elevation, cornicing, picture rail, double radiator.

Bedroom Two (Rear)

13'6" x 11'1" (4.11m x 3.38m)

With multi pane sash window to rear elevation, cornicing, picture rail, radiator.

Bathroom

Fitted with bath, wash hand basin, part obscure glazed timber framed window to front elevation, timber splashback tiling, electric towel rail, door to AIRING CUPBOARD with insulated hot water cylinder, slatted shelving.

Bedroom Three (Rear)

12'10" into chimney rec x 13'5" (3.91m into chimney rec x 4.09m)

Approached via the mezzanine landing to the rear of the property, benefits from two multi pane timber framed sash windows giving dual aspect, wash hand basin, radiator, to one chimney recess is an original style wardrobe.

Second Floor Study/Landing

9'11" inc staircase x 15'11" (3.02m inc staircase x 4.85m)

Approached via enclosed staircase, feature ceiling lights, upvc dormer window to rear elevation, feature angled ceiling lines, doors through to...

Bedroom Four

10'3" x 16' max (3.12m x 4.88m max)

With feature angled ceiling lines, multi paned timber framed window to side elevation, Unidare storage heater, door to...





Dressing Room/Study

7'10" x 8'3" (2.39m x 2.51m)

Feature Gothic arch topped metal framed window to front elevation, feature angled ceiling lines.

Outside (Front)

To the front of the property is a small concrete area, gate leading to rear garden, concrete path with herbaceous planting set behind dwarf wall leads to the front entrance door.

Outside (Rear)

Rear garden is principally surrounded by brick walling,

whilst mainly laid to lawn with deep herbaceous planted borders and gravelled pathways, with crazy paved path leading to small timber shed, mature planting, gravelled path leads to gated side access 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

23 Heath Terrace
Leamington Spa
CV32 5NA



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

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Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

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



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