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19, Clapham Terrace, Leamington Spa

O.I.R.O £375,000



Superbly presented and updated two double bedroom bay fronted period terrace property, situated in this highly convenient and popular location. NO CHAIN.

Briefly Comprising

Recessed porch, entrance hallway, sitting room with bay window and fireplace, dining room, modern fitted kitchen. First floor landing, two double bedrooms, quality re-fitted bathroom. Full UPVC double glazing, gas radiator heating. Good sized rear garden. Alarm. Good EPC rating C.

Clapham Terrace

Is an attractive, classic two bedroom bay fronted terrace situated in this convenient and well thought of location, offering easy access to the town centre, local primary school situated on the road, railway station and walks along the nearby canal.

The property is very well presented with modern fresh decor throughout and newly refitted carpets. The property was re-roofed in 2017. The property is ideal for a wide variety of buyers including first time buyers, downsizers and investors.



The Property

Is approached by a short path and step to arched recessed porch giving access to a newly fitted composite double glazed entrance door to entrance hallway.

Entrance Hallway

With staircase rising to first floor landing, picture rail, dado rail, radiator. Alarm Keypad.



Sitting Room

10'2" into chim rec x 13'1" into bay (3.10m into chim rec x 3.99m into bay)
With UPVC multi pane style double glazed window to front elevation, feature fireplace surround, radiator. Picture Rail.

Dining Room

10'7" x 11'9" (3.23m x 3.58m)
With picture rail, UPVC multi pane style double glazed window to rear elevation, radiator, exposed timber flooring, stripped four panel door to useful under stair store cupboard.

Kitchen

7' x 9'6" (2.13m x 2.90m)
Fitted with a range of modern white shaker style base units with newly refitted wood block look working surface over, stainless steel sink drainer unit with Grohe mixer tap, inset four point Bosch stainless hob with stainless filter hood over and Zanussi oven below, space for tall fridge freezer, space and plumbing for washing machine, radiator, wall mounted Worcester combination boiler, UPVC multi pane double glazed window overlooking



garden to rear, UPVC double glazed door to side, tiled floor.

First Floor Landing

With stripped four panel doors serving all first floor accommodation, hatch to roof space

Bedroom One (Front)

13'7" x 11' (4.14m x 3.35m)
With UPVC multi pane style double glazed window to front elevation, picture rail, double radiator, exposed timber flooring.





Bedroom Two (Rear)

8'3" into chim rec x 12'0" (2.54m into chim rec x 3.66m)

With UPVC double glazed window to rear elevation, double radiator.

Bathroom

Attractively refitted with a high quality white suite to comprise; bath with Grohe mixer tap and Grohe shower over, with marbled style Nuance shower panels, Villeroy & Boch wash hand basin with Grohe mixer tap, Villeroy & Boch low level WC,

period style radiator with towel rail, further radiator, Shaver socket, Insulated external walls, UPVC obscure double glazed window to rear elevation, downlighter points to ceiling, Vent-Axia extractor and Karndean wood look flooring.

Outside Front

To the front of the property is a shallow fore garden.

Outside Rear

Is an attractively presented rear garden principally laid to paving providing plenty of sitting areas,



garden affords an unusually high degree of privacy for a property of this nature, has a useful timber garden shed and gated access to the rear, and a number of potential seating areas to follow the sun around the garden.

Parking

On street parking.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom May 25).



Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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

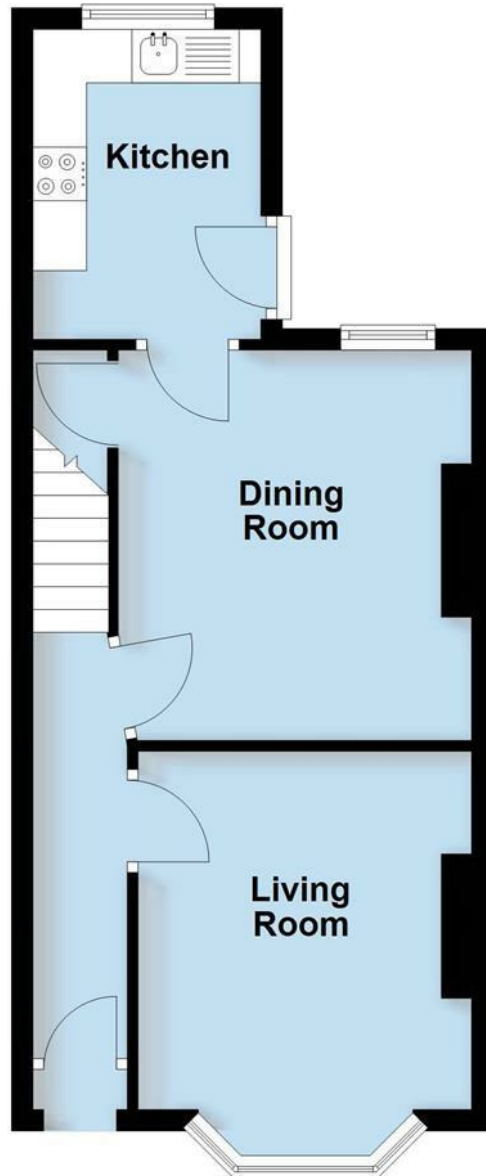
Council Tax Band B.

Location

19 Clapham Terrace
Leamington Spa
CV31 1HY

Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 70.9 sq. metres (762.9 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(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