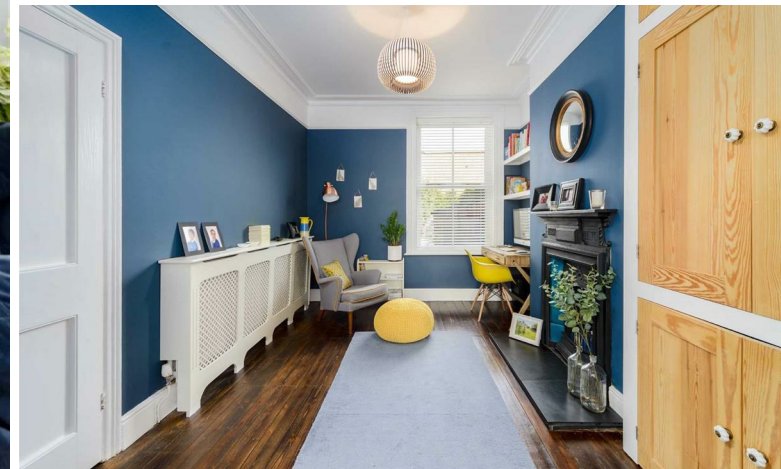


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14, Campion Road, Leamington Spa



A superbly appointed traditionally styled bay fronted mid terraced villa of style and character, recently modernised to successfully integrate a high level of modern appointment within the generous four bedroomed accommodation, in this highly regarded North Leamington Spa location.

Campion Road

Is a popular and established North Leamington Spa location comprising many fine period dwellings being conveniently sited within easy reach of the town centre and all amenities including shops,

schools and recreational facilities and also within easy reach of the local railway station. Recent sales experience of this particular locality has proved it to be much sought after.

The property is a well proportioned, traditionally styled, bay fronted mid terraced villa, providing gas centrally heated four bedroomed accommodation which has been subject to much improvement and extension by the present owners to successfully integrate a high level of modern appointment whilst retaining much of the property's original character.

The property features a pleasant well fitted living/kitchen arrangement, landscaped 'town' garden and is offered to an exceptional standard of presentation throughout. Inspection highly recommended.

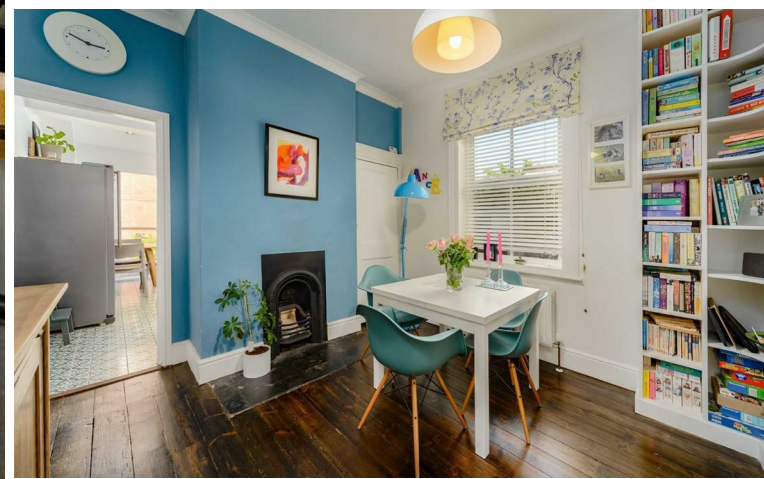
In further detail the accommodation comprises:-

[Recessed Porch](#)

[Reception Hall](#)

With timber and leaded glazed panelled entrance





door, concealed radiator, wood flooring, staircase off with balustrade, coving to ceiling, dado rail and understair cupboard.

Lounge

15'6" x 12'9" (4.72m x 3.89m)

With fireplace feature with slate hearth and wood burner, bay window with plantation blind, double radiator, picture rail, coving to ceiling and twin timber panelled doors leading to...

Dining Room

12' x 10' (3.66m x 3.05m)

With wood flooring, concealed radiator, cast iron period fireplace feature, picture rail, coving to ceiling, alcove with fitted shelves and built-in cupboards.

Morning Room

11' x 10'6" (3.35m x 3.20m)

With cast iron fireplace feature, double radiator, wood flooring, boiler cupboard containing Baxi gas fired central heating boiler, custom made bookcase and cupboard unit.

Fitted Breakfast Kitchen

11' x 13'10" (3.35m x 4.22m)

With pattern tiled floor, twin French doors and side panels overlooking the rear garden, Velux window, downlighters, range of base cupboard and drawer units with granite work surfaces and return, splashbacks, appliance space with extractor hood over, Belfast style sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, three quarter height units and double radiator.





Cloakroom/WC

With low flush WC, corner wash hand basin with mixer tap, tiled splashback, tiled floor and extractor fan.

Bathroom/WC

11' x 8' (3.35m x 2.44m)
With stand alone designer bath with mixer tap and shower attachment, pedestal basin with mixer tap, low flush WC, tiled shower cubicle with integrated shower unit, chrome heated towel rail, heated tiled floor and downlighters.

Bedroom Two

10'9" x 7'7" (3.28m x 2.31m)
With polished timber floor, radiator, alcove with hanging rail and shelf.

Bedroom Three

13' x 10' (3.96m x 3.05m)
With radiator and alcove with fitted shelves.

Master Bedroom

17' x 15'7" (5.18m x 4.75m)
With polished timber floor, period fireplace feature,

bay window with plantation blinds, two radiators, alcove with fitted shelves.

Stairs and Landing

With turned balustrade, access to good sized roof space.

Bedroom Four

17'6" x 15'4" (5.33m x 4.67m)
With period cast iron fireplace feature and radiator.





Outside

There is a landscaped forecourt bounded by brick wall, principally paved with inset flower beds. A fully landscaped town rear garden with pedestrian access leading to shaped astro turf with paved terrace, raised flower borders, steps to breakfast kitchen, outside light.

Note

Photos taken prior to tenants occupation.

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 D.

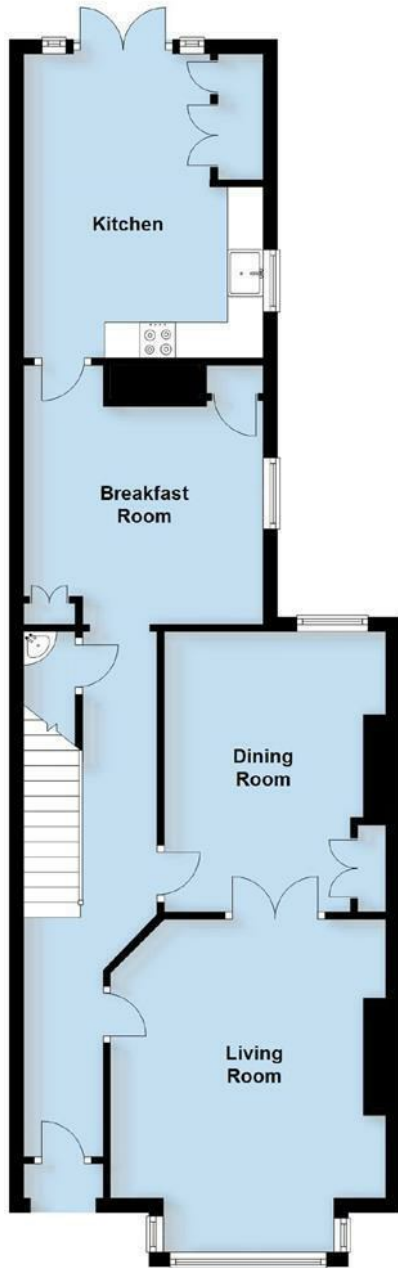
Location

CV32 5XG



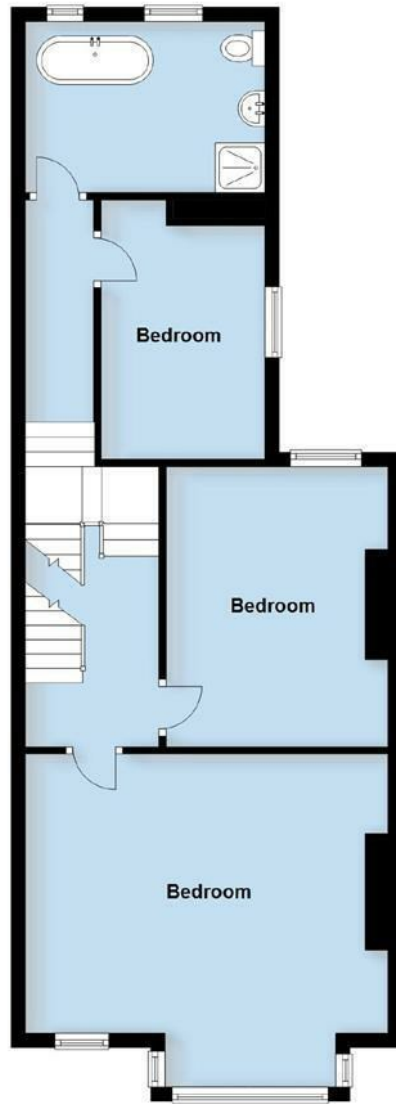
Ground Floor

Approx. 69.8 sq. metres (751.5 sq. feet)



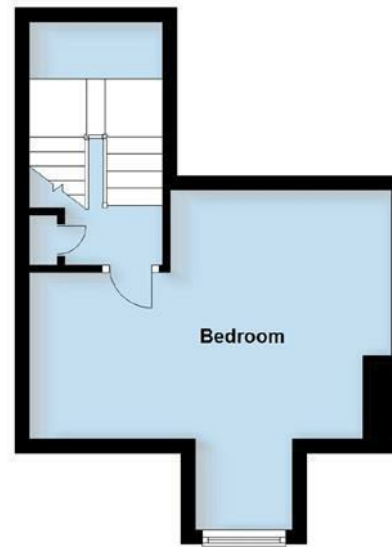
First Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.0 sq. feet)



Total area: approx. 157.4 sq. metres (1693.8 sq. feet)

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

Leamington Spa Office
Somerset House
Clarendon Place
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CV32 5QN

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(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

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