



53a Russell Terrace, Leamington Spa, CV31 1HE





Total floor area 109.5 sq.m. (1,179 sq.ft.) approx

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- Traditional style family home
- Offering three well proportioned bedrooms
- Principal en suite and family bathroom
- Well proportioned living room
- Expanded kitchen/dining room
- Guest WC
- Attractive lawned foregarden and well proportioned lawned rear garden
- Parking for two cars
- EPC Rating D



Offers In Excess Of  
£515,000

An attractive, period style home located in this highly regarded tree lined avenue within walking of Leamington Town centre, the local amenities and the nearby train station and benefitting from well laid out and spacious interior accommodation comprising entrance hall, living room, guest W.C and expanded kitchen/dining room. To the first floor are three generous bedrooms the principal of which boasts integrated storage and an en-suite shower room with a further well-appointed family bathroom completing the first floor accommodation. Outside the property offers a sizeable and attractive, lawned foregarden, whilst to the rear is a private and well proportioned terraced rear garden benefitting from rear access to the two private parking spaces located to the rear of the property. Offering scope for adaptation and expansion subject to planning permission.

#### APPROACH

accessed from Russell Terrace via a wrought iron style gate with paved footpath leading up to a timber and glazed front door, which in turn opens into dual aspect entrance porch.

#### ENTRANCE PORCH

having further timber and glazed door leading into inner hallway and additional external door leading through to the rear garden. With ceramic tiled floor and ceiling mounted lighting.

#### INNER HALL

The inner hall gives way to the expanded kitchen/dining room, living room and guest WC and also has stairs rising to the first floor landing and benefits from useful under stairs storage cupboard. With wood laminate flooring, ceiling mounted lighting and central heating radiator.

#### GUEST WC

accessed from the inner hallway, comprising a white modern suite with low level WC, enclosed cistern and dual flush, vanity unit mounted wash hand basin with chrome fittings, centrally heated towel rail, timber framed window to side elevation, wall mounted extractor fan and ceiling mounted lighting with space provided for freestanding tumble dryer.

#### SITTING ROOM

This spacious reception room has a centrally mounted traditional style feature fireplace with gas living flame effect fire and benefits from two front facing timber windows overlooking the foregarden. Central heating radiator and ceiling mounted lighting.

#### EXPANDED KITCHEN/DINING ROOM

comprising a range of hand painted wall and base mounted units with solid butchers block work surfaces over and benefiting from a Belfast sink with chrome monobloc tap, integrated fan assisted electric oven, counter top mounted halogen hob and brushed stainless steel overhead extractor. With further space provided for under counter washing machine and large upright fridge freezer. In addition, there are two rear facing timber framed windows giving fantastic views over the lawned rear garden, with timber and glazed rear access doors leading directly on to the paved rear dining terrace. Completing the picture, the generous kitchen/dining room also provides ample space for dining for six guests and features a useful counter top breakfast bar.

#### FIRST FLOOR LANDING

having stairs rising from inner hallway and gives way to all three bedrooms and family bathroom, as well as loft access hatch leading to loft storage area and features useful built in airing cupboard.

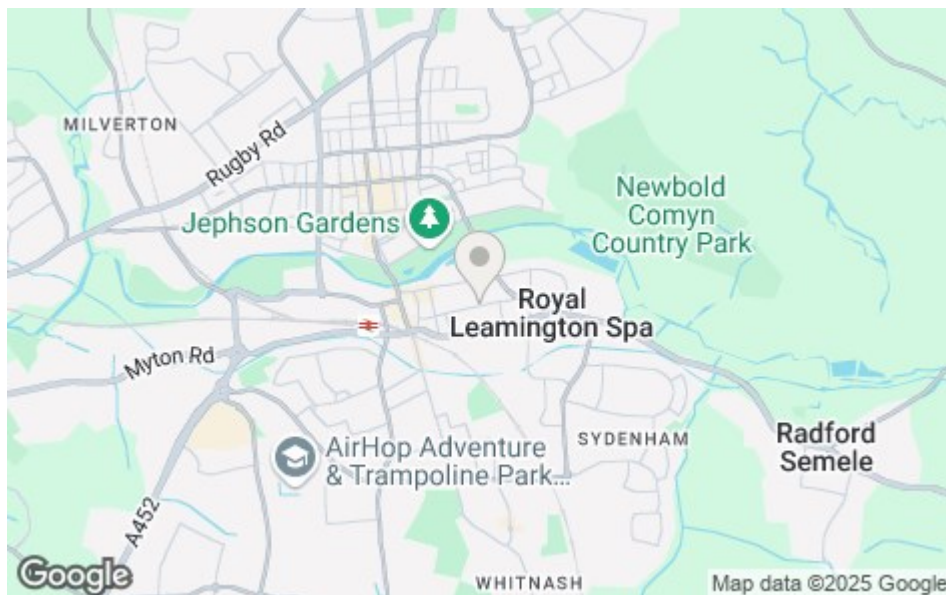












### BEDROOM ONE

A well sized double room featuring a double fronted built in storage wardrobe and having two front facing timber framed windows overlooking the lawned foregarden, which has the added benefit of an integrated en suite.

### EN SUITE SHOWER ROOM

comprising a three piece white suite with low level WC, enclosed cistern and dual flush, vanity unit mounted wash hand basin with chrome fittings and under counter storage, an enclosed shower cubicle with glass screen and dual headed mains fed shower. Having side facing timber framed window, centrally heated towel rail, ceiling mounted lighting and wall mounted extractor.

### BEDROOM TWO

The second double bedroom is currently being utilised as a child's room, but easily accommodate a double bed and has a rear facing timber framed window which overlooks the lawned rear garden and parking area.

### MODERN FAMILY BATHROOM

comprising a three piece white suite with low level WC and dual flush, vanity unit mounted wash hand basin with under counter storage and panelled bath with chrome mixer tap, fixed bath screen and shower over. Having ceramic tiling to all splashback areas, side facing timber framed window, centrally heated towel rail, ceiling mounted lighting and extractor fan.

### BEDROOM THREE

The third and final bedroom is a generous single and features a rear facing timber framed window, which again gives lovely views over that lawned rear garden. In addition, there is a built in storage cupboard with shelving and hanging storage space, central heating radiator and ceiling mounted lighting.

### OUTSIDE

To the front of the property situated behind a low level brick wall with wrought iron style railing is an attractive and lawned foregarden with mature Sycamore tree and well stocked plant and shrub borders. Sitting alongside this is a paved and gated footpath which leads up to the front door access, whilst to the rear is a beautifully maintained and fence enclosed lawned rear garden with paved dining terrace benefiting from well stocked plant and shrub borders and gated rear access leading to the adjoining parking area.



## PARKING AREA

This property benefits from two parking spaces located to the rear of the house.

## GENERAL INFORMATION

**VIEWING:** By Prior Appointment with the selling agent, Peter Clarke Leamington Spa.

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains water, gas, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

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