



CROSS STREET, TOWN CENTRE

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SALES & LETTINGS





Situated in the heart of fashionable central Leamington, this Victorian Terrace, adorned in red brick and a distinctive white bay, spans three floors. The home features a welcoming lounge diner with a log burner, a well-appointed kitchen, convenient utility space, a bedroom, and a bathroom on the first floor. The second floor reveals an additional bedroom. Outside, a small courtyard garden enhances the property's allure. Offered with no onward chain, this residence is ideally located within strolling distance of parks, the town center, and the train station, providing both style and convenience.



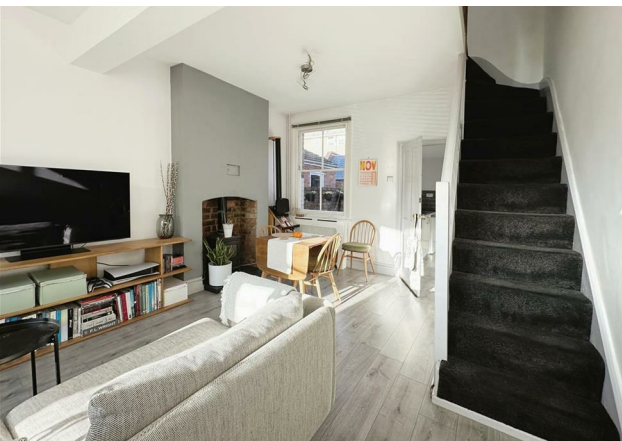
It's in the detail...

#### Approach

Approach from the Street, one step up to the storm porch that leads to the timber front door.

#### Lounge/Diner

Grey timber effect laminate flooring, Two fireplaces one wave woodburning stove, there is pitted shelving, timber sash window to the front, two radiators, under stairs, storage, and timber door through to the kitchen.



#### Kitchen

Fitted with a white kitchen, with square edge worktops, which comprises a 1 & half bowl, stainless steel sink with chrome mixer tap, fitted oven, four ring gas hob, extractor over, grey brick style tiling with undercounter lighting. UPVC double glazed door to the garden, timber double glazed window. Door to utility.

#### Utility

With a worktop, Space and plumbing for a washing machine, space for a dryer, wall-mounted gas boiler, shelving, radiator and a timber double glazed window.



#### Landing

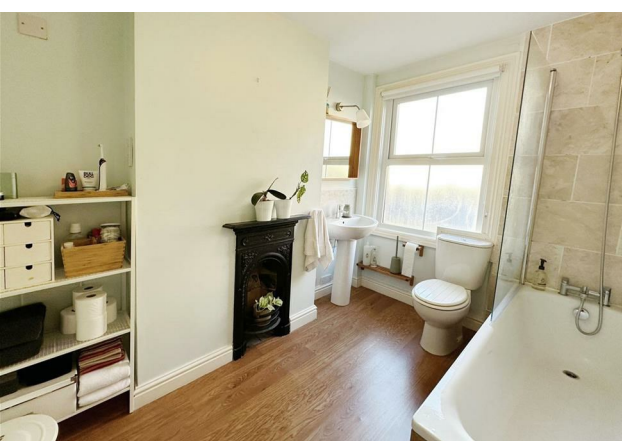
Exposed timber floorboards, a timber staircase leads to the second floor and there are timber doors to the bedroom and bathroom..

#### Bedroom One

Exposed timber floorboards, radiator, feature fireplace and a uPVC double glazed window.

#### Bathroom

Fitted timber effect vinyl flooring, bath with a shower screen, chrome mixer tap with handheld shower attachment. Pedestal hand wash basin, toilet, tiled splashback, chrome towel, radiator, a uPVC double glazed window and feature fireplace.



#### Second Floor Bedroom

The timber door at the top of the staircase leads into bedroom two, which has exposed timber floorboards, timber door eaves storage, a fireplace and a uPVC double glazed window. There's a radiator and wall lighting.

#### Rear Courtyard

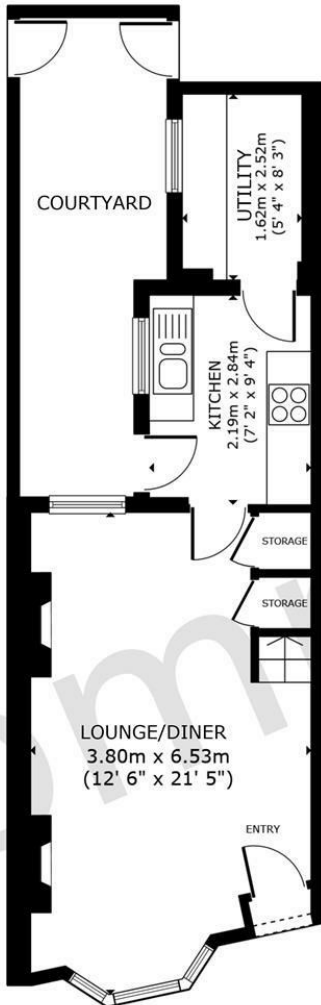
Blue brick patio, there is brick and timber built seating, a timber gate to the rear passage and there is a door to the storage.



### Location

This Victorian home is situated in a quiet & trendy position connecting Willes Road & Clarendon Avenue, in a highly regarded residential address. Dating from the Victorian era, this terrace is in a sought-after conservation area, walking distance from the train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).



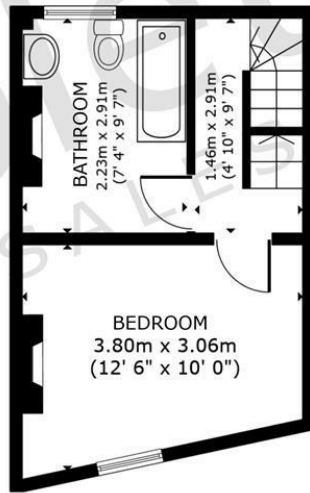


GROUND FLOOR

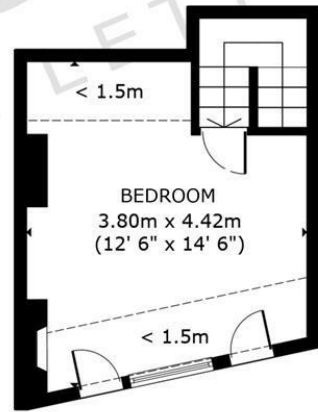
GROSS INTERNAL AREA  
 GROUND FLOOR 34.5 m<sup>2</sup> (372 sq.ft.) FLOOR 1 22.2 m<sup>2</sup> (239 sq.ft.) FLOOR 2 11.8 m<sup>2</sup> (127 sq.ft.)  
 EXCLUDED AREAS : PATIO 11.7 m<sup>2</sup> (126 sq.ft.) REDUCED HEADROOM 4.8 m<sup>2</sup> (52 sq.ft.)  
 TOTAL : 68.5 m<sup>2</sup> (737 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 1



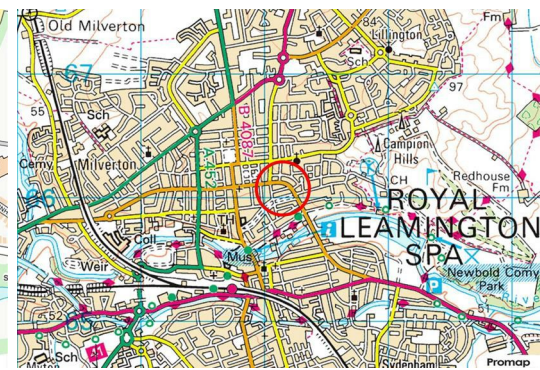
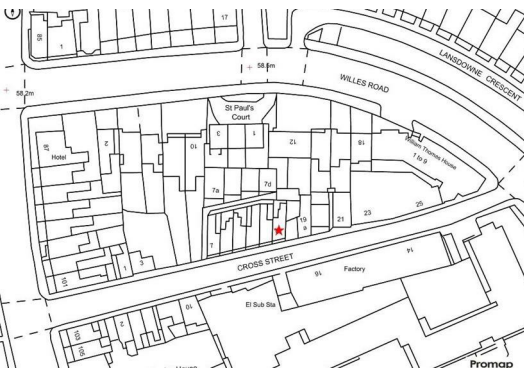
FLOOR 2





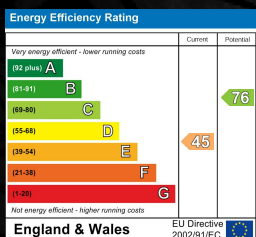
- Victorian Terrace
- Three Floors
- Kitchen
- Utility
- Courtyard

- Two Bedrooms
- Lounge/ Diner
- Upstairs Bathroom
- Central Leamington
- No Chain



## CROSS STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

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