



HIGHFIELD TERRACE, MILVERTON

complete ●●●
SALES & LETTINGS



"A Victorian double-fronted terrace with lots of charm and modern upgrades, over 1100 sqft and has plenty of space to work from home and the cellar is great storage! The local schools are a huge pull to Milverton but also you can walk to the town centre/parks and train station."



A Victorian end terrace property in the sought-after location of Milverton which is North West Leamington Spa close to town centre, parks and good local schools. The property comprises an entrance hall, two reception rooms, a stylish kitchen, a utility, a two-chamber cellar, two double bedrooms and a four-piece upstairs bathroom. Also benefits from gas central heating, uPVC double glazing and two courtyard gardens. This home is offered no onward chain.



Its in the details...

Entrance Hall

Enter through the beautiful recently decorated timber door with stained glass windows into the hallway, with half-height panelling, ceiling rose, doors to the two receptions and kitchen. The stairs lead to the first floor.

Living Room

A gas fireplace with timber surround and feature wallpapered chimney, a radiator a picture rail and a uPVC double glazed window.



Dining Room

A large open fireplace with painted timber surround and feature wallpapered chimney, two radiators and alcove shelving. There is a picture rail and a uPVC double glazed window.

Kitchen

Fitted with a stylish light blue kitchen with ornate handles which includes drawers, both high and low-level cupboards and under-counter lighting. Fitted dishwasher, one-a-half bowl ceramic sink with drainer and mixer tap. Fitted double oven, four-ring electric hob and extractor. There is a Worcester gas boiler, MDF worktops, white brick tiled splash-back, shelving, spotlights, door to the cellar and door to the utility there is also an internal uPVC double glazed window.



Utility

Tiled flooring, radiator, wall lights, two Velux windows, worktop with space & plumbing below for a washing machine. Glazed door to rear garden and timber door to side garden.

Cellar

Concrete steps lead down to the two-chamber cellar - one has new flooring plastered lighting and electrics. The other side is just a storage chamber with lighting and an extractor.

Landing

Carpeted landing with feature wallpapered walls, coving, ceiling rows, picture rail, a uPVC double glazed window and a loft hatch. Painted timber doors lead to the two bedrooms and bathroom.



Bedroom One

A double bedroom with feature wallpaper walls, original fireplace with painted timber surround, coving, ceiling rose, picture rail, radiator and a uPVC window.

Bedroom Two

A double bedroom with a feature original fireplace, coving, ceiling rose, picture rail, radiator and a uPVC window.

Bathroom

A stylish four-piece bathroom, with travertine effect tiled flooring, bath with



chrome mixer tap, quadrant shower enclosure with mains thermostatic shower, a uPVC double window and a white towel radiator. Plenty of vanity storage with a concealed waste toilet and a handbasin with mixer tap. There is stone splash-back tiling. Extractor.

Rear Garden

Courtyard garden with brick wall and gate for neighbours access.

Side Garden

A courtyard garden with gated access to the front.

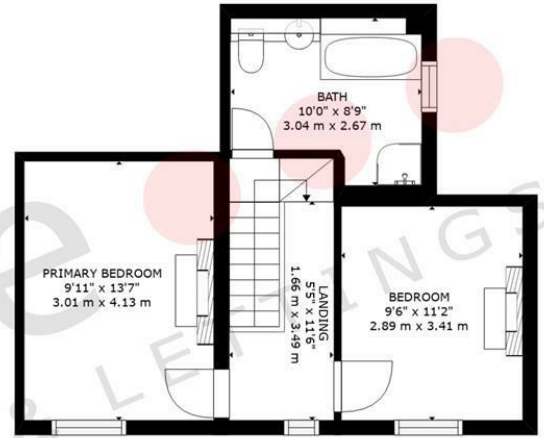
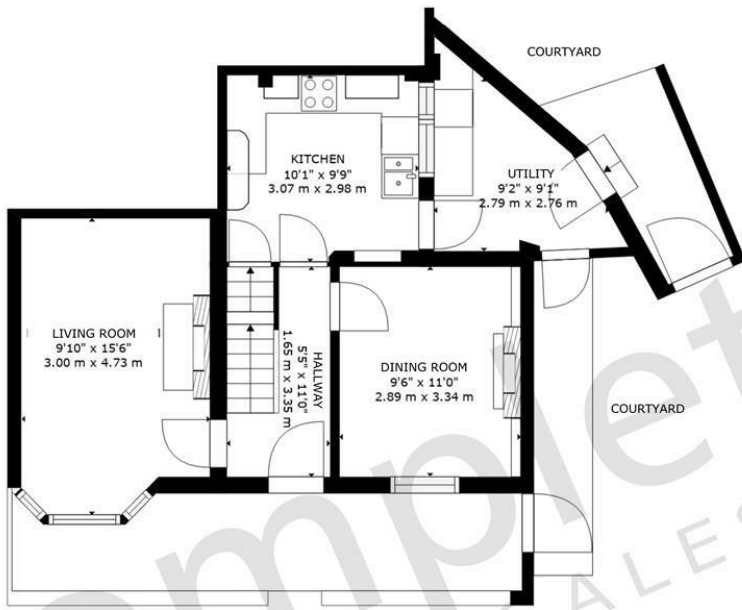
Front Garden

A small height brick wall and a tiled path leading to the entrance door. Block paving and door to the side garden.

Location

Just off Rugby Road, Highfield Terrace is a sought-after location in Milverton convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café and bars, offering unique shopping, dining and cultural experiences. With its stunning architecture, tree-lined avenues, squares, parks, gardens and a range of excellent private and state schools including catchment for several primary and secondary schools including Brookhurst Primary. Also positioned close to excellent transport links including the A46 and the M40 which provide links to the heart of the Midland motorway network. Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham and a wide range of further centres and is positioned two miles from the property.





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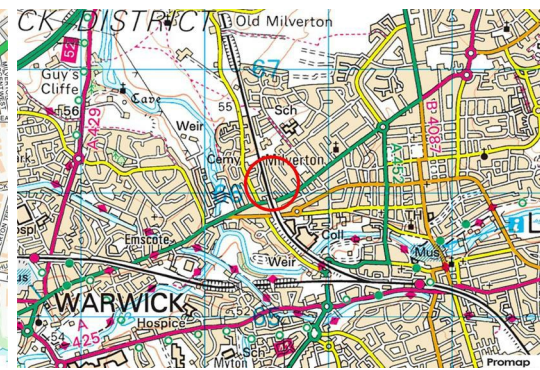
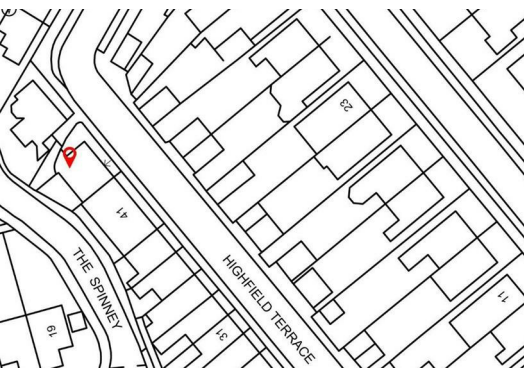
TOTAL: 1138 sq. ft, 106 m2
Below Ground: 215 sq. ft, 20 m2, FLOOR 2: 506 sq. ft, 47 m2, FLOOR 3: 417 sq. ft, 39 m2
EXCLUDED AREAS: PATIO: 101 sq. ft, 10 m2, PORCH: 127 sq. ft, 12 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



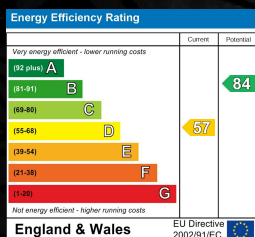


- Victorian End Terrace
- Two Reception Rooms
- Upstairs Bathroom
- Two Chamber Cellar
- Two Gardens
- Two Double Bedrooms
- Stylish Kitchen
- Utility & GCH
- Close To The Town Centre
- No Chain



HIGHFIELD TERRACE, LEAMINGTON SPA

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



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