



RUSHMORE STREET, TOWN CENTRE

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SALES & LETTINGS





Welcome to Rushmore Street, Leamington Spa - a charming Victorian Terrace house with so much to offer! This delightful property boasts two bedrooms, one bathroom, and a pretty courtyard garden, perfect for enjoying a cup of tea on a sunny afternoon. Situated just 0.6 miles from Leamington Train Station, this home is ideal for commuters or those who love to explore the surrounding areas. With ample street parking available, you'll never have to worry about finding a spot for your car after a long day. The location of this property is truly unbeatable - close to the town centre, you'll have easy access to all the shops, restaurants, and amenities that Leamington Spa has to offer. Whether you're looking for a peaceful retreat or a bustling city life, this house has it all. Don't miss out on the opportunity to make this lovely house your home. Contact us today to arrange a viewing.



Lounge

Spacious open plan lounge with wood flooring throughout, double glazed window to the front aspect, open staircase, central heating radiator, timber front door, tv point, ceiling light point and brick surround fireplace with log burner style gas fire.

Breakfast Kitchen

Light and airy breakfast kitchen with an extensive range of high gloss wall and base units, tiled flooring, black high gloss work surfaces, 5 ring gas hob and oven, stainless steel extractor fan, mosaic tiled splashback, one and a half bowl stainless steel sink and drainer with mixer tap over, breakfast bar with space for high level seating and spotlights to the ceiling. There is also additional space and plumbing for a dishwasher and washing machine/dryer.



Utility/Hallway

With storage/ utility cupboards, tiled flooring and doors to rear yard and bathroom.

Bathroom

Fully tiled bathroom with three piece white suite incorporating white ceramic hand basin with vanity unit beneath, white panelled bath with mixer tap and shower over, low level flush WC, heated towel radiator, spotlights to the ceiling and window to the rear aspect.



Bedroom One

With double glazed window to the front elevation, carpeted throughout, built in double wardrobe with hanging rail, storage cupboards above and ceiling light point.

Bedroom Two

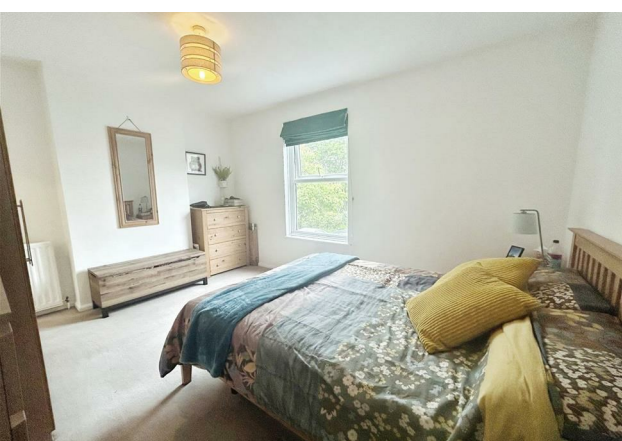
Very generous sized double bedroom with window to the rear elevation, carpeted and central heating radiator.

Rear Garden

To the rear of the property there is a private decked yard with pedestrian access.

Front And Parking

The property is situated in a very quiet cul-de-sac overlooking a green childrens play area and close to canal walks, there is also ample car parking available opposite the property.



Location

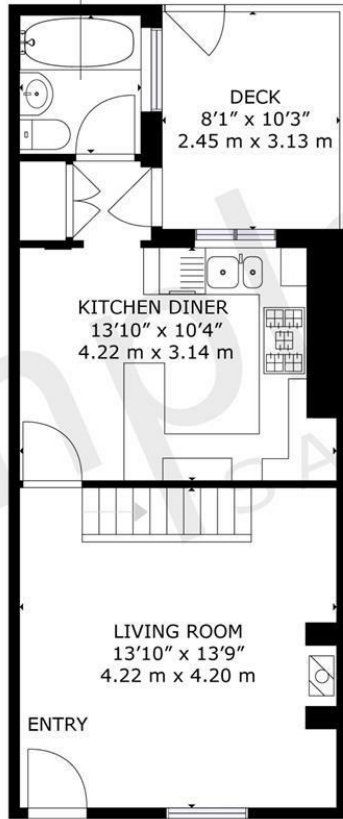
Situated within walking distance to a Sainsbury's local and less than 1 mile to the South East of The Parade, at the heart of Leamington Spa town centre. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and an easy walk to the train station, with its direct service to



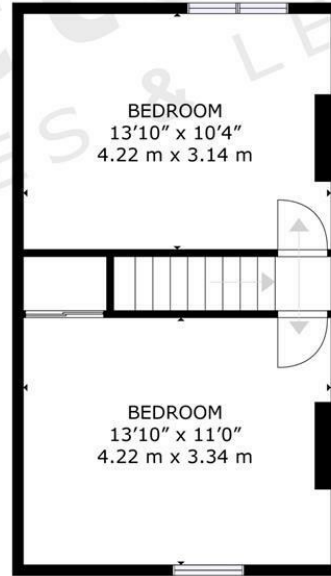
London Marylebone. Convenient for everything Leamington Spa has to offer; there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live. There is a nearby Clapham Terrace community primary school, Rushmore street play area and canal walks.



BATHROOM
4'11" x 6'0"
1.51 m x 1.83 m



FLOOR 1

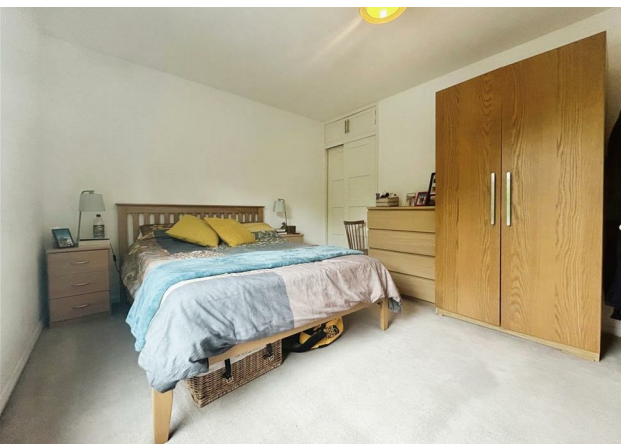


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 398 sq.ft, 37 m²; FLOOR 2: 322 sq.ft, 30 m²
EXCLUDED AREAS: DECK: 75 sq.ft, 7 m²
TOTAL: 720 sq.ft, 67 m²

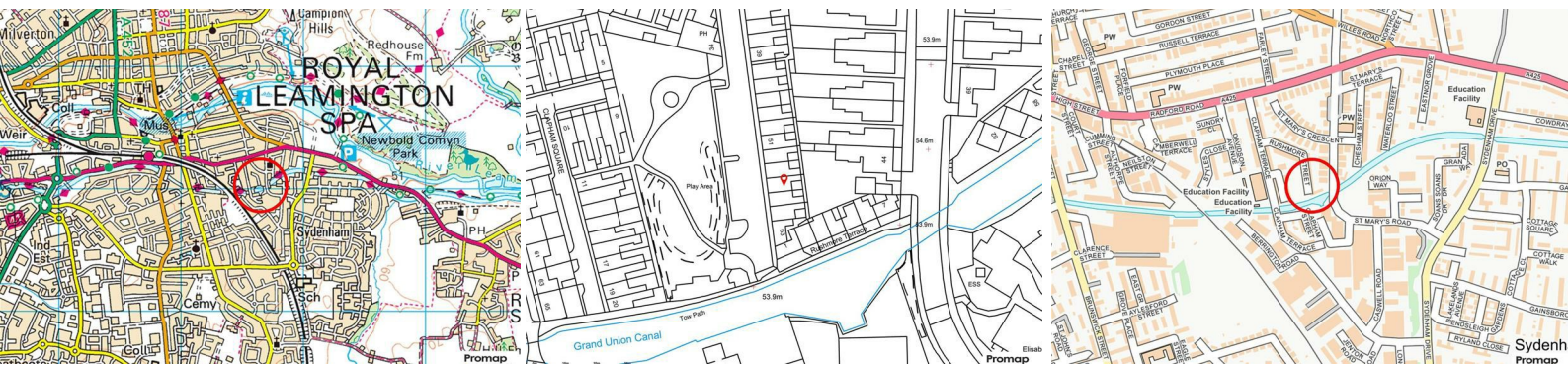
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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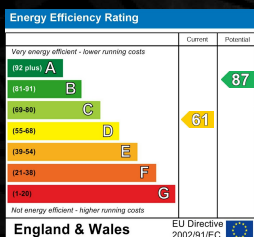


- South Leamington Location
- Victorian Terraced Property
- Pretty Courtyard Garden
- Close To Leamington Train Station
- Log Burner
- Two Double Bedrooms
- Perfect First Time Buyer Opportunity
- Stylish Breakfast Kitchen
- Walking Distance To Town Centre
- On Street Parking



RUSHMORE STREET, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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