



CAMPION ROAD, NORTH LEAMINGTON

complete ●●●
SALES & LETTINGS





A fantastic chance to purchase a home for modernisation in the prestigious North Leamington area. This 1970s terraced property features an entrance hall, lounge diner, kitchen, three bedrooms, and a bathroom & separate toilet upstairs. Warm air heating, uPVC double glazing and front and rear gardens. Complete with a garage and tarmac driveway for parking, this property is offered with no onward chain. Good local schools.



Its in the details...

Entrance Hall

A composite entrance door leads into the hallway, which has timber effect laminate flooring, door-to-cloaks storage and a uPVC double glazed window. There is an internal glazed door through to the lounge diner.

Lounge Diner

An open space which has a gas fireplace with timber panelling, vents for the warm air heating and large uPVC double glazed sliding doors to the garden. There is a staircase leading to the first floor with open storage below and there are bi-folding timber doors that lead to the kitchen.



Kitchen

Beach kitchen with MDF worktops which includes a single bowl stainless steel sink with mixer tap, fitted oven, four ring gas hob, extractor, space and plumbing for washing machine and space for an under counter fridge. The door to the pantry and there is the gas boiler for the warm air heating. A uPVC double glazed window overlooks the garden and there is a tiled splash-back.

Landing

Carpet landing with painted balustrade, solid timber doors to the three bedrooms, bathroom and separate toilet. There is a door to an airing cupboard with a hot water tank. There is also a vent for warm air heating.



Bedroom One

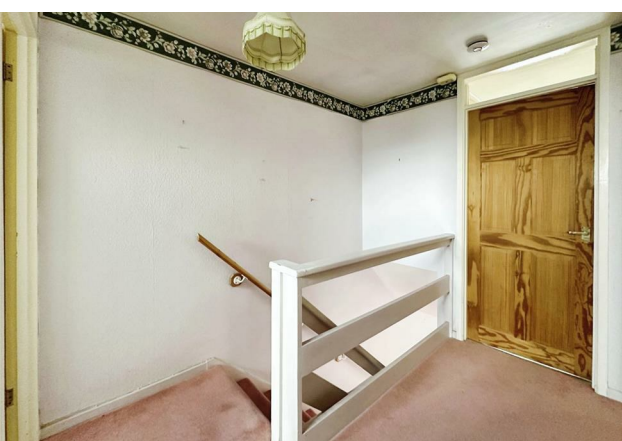
UPVC double glazed window overlooking the front, door to the wardrobe and there is a warm air heating vent.

Bedroom Two

UPVC double glazed window overlooking the rear garden, door to the wardrobe and there is a warm air heating vent.

Bedroom Three

UPVC double glazed window overlooking the front, door to the storage cupboard over the stairs and there is a warm air heating vent.



Bathroom

Bath, electric shower over, vanity storage handbasin, some tiling and a uPVC double glazed window.

Separate WC

Toilet and a uPVC double glazed window.

Rear Garden

There is a mature garden with a lawn and deep bedding full of plants,



bushes and flowers. A slab patio and path lead to the end, which has a gate for rear access.

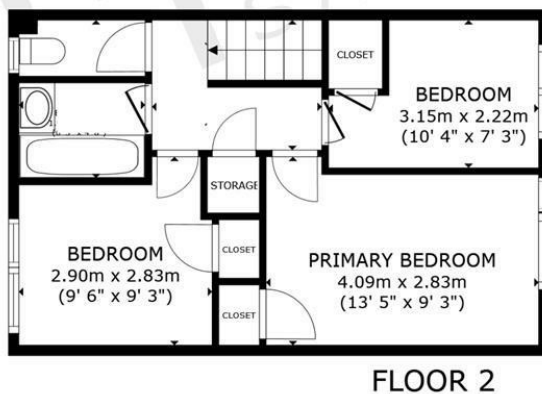
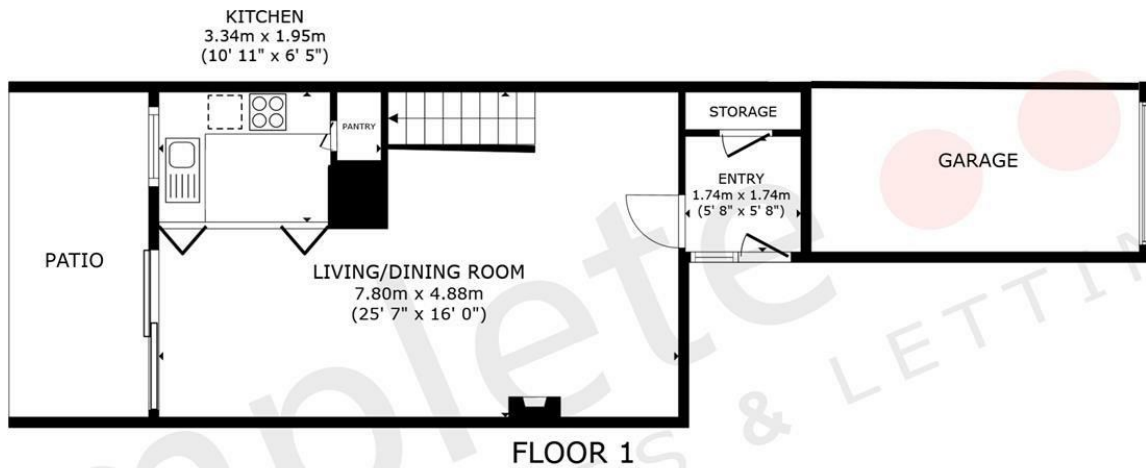
That Garage & Parking

Garage with up-and-over door. Also off-road parking for 1 car.

Location

This family home is situated in a quiet & trendy position just off Lillington Road in a highly regarded residential address. Dating from the 1930's this semi is in a sought-after trendy North Leamington, walking distance from the town, parks, schools and 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, 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).





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GROSS INTERNAL AREA
FLOOR 1 42.9 m² (461 sq.ft.) **FLOOR 2** 38.1 m² (410 sq.ft.)
EXCLUDED AREAS : PATIO 10.2 m² (110 sq.ft.) GARAGE 24.0 m² (259 sq.ft.)
TOTAL : 80.9 m² (871 sq.ft.)

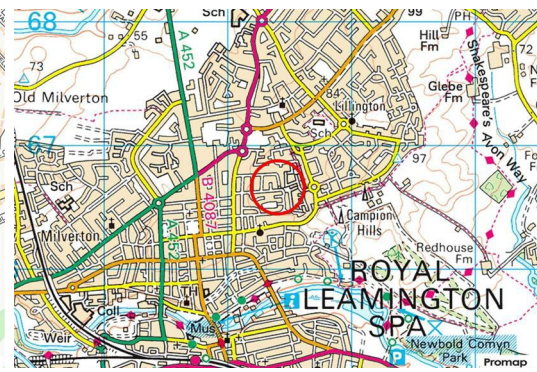
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





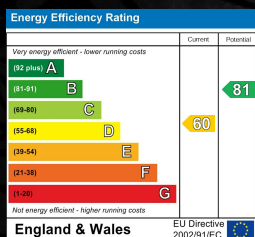
- Terrace 1970's
- In Need Of Modernisation
- Open Plan Lounge Diner
- New Composite Front Door
- Warm Air Heating

- Three Bedrooms
- Kitchen
- Double Glazing
- Garage & Parking
- No Chain



CAMPION ROAD, LEAMINGTON SPA

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



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