



HYDE PLACE, TOWN CENTRE

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SALES & LETTINGS



"The owners have loved living here, the uniqueness of a detached character home is rare to find for this price- and the location is just amazing- within easy walks to the parks, thriving town centre ,train station and offers the best of vibrant central living"



An exceptional early Victorian detached home from the 1840s, ideally situated in the heart of Leamington Spa within walking distance to parks, The Parade, and the train station. The property features an entrance hall, two reception rooms, an additional hallway, a ground floor shower room/utility, a stunning vaulted ceiling kitchen diner, three spacious double bedrooms, and an upstairs bathroom. Outside, a delightful courtyard garden with a charming small summerhouse/storage shed complements this unique residence.



Its in the details...

Entrance Hall

Painted solid timber door with skylight above into the small entrance vestibule with tar floor meter cupboard and internal glazed door to the living room.

Living Room

A beautifully decorated living room with a feature painted chimney breast, tiled hearth and painted chimney stack. Alcove fitted cabinet with bookshelves. New double glazed timber/windows with modern fitted shutters, two radiators, stairs lead to the first floor and a door through to the sitting room. There is a square opening through to the inner hallway.



Sitting Room

A central gas feature fireplace, built-in shelving and cupboards to alcoves, there is coving, cupboard housing the electric consumer unit. New conservation double glazed timber sash windows with fitted modern shutters. There are high ceilings and a double radiator.

Inner Hall

With timber effect click vinyl flooring, timber painted door to under stairs storage cupboard, fitted shelving, glazed internal French door to the kitchen diner and painted timber door to the ground floor shower/utility room.

Dining Kitchen

A wonderful space with a vaulted ceiling that has two Velux windows, a solid timber kitchen that's been painted, has industrial style handles and granite worktops. There is space for a gas cooker, space for a dishwasher, tiled splash-back with a modern contemporary extractor. One-a-half bowl stainless steel sink with engraved drainer and copper surface-mounted mixer tap. There is a fitted fridge, fitted freezer, a wine rack, oak centre Island with dark blue fitted units, including antique brass handles and a wine fridge. The breakfast bar has space for 2-4 chairs, there is timber effect click laminate flooring, sliding uPVC double glazed doors to the garden, a large radiator, down-lights and bi-folding outdoors to a good size cupboard which has the Worcester gas combination boiler.



Shower/Utility Room

With a continuation of the timber effect click vinyl flooring, painted cupboards with MDF worktop with one and a half ceramic sink with mixer tap and engraved drainer. There is space and plumbing for a washing machine and a shelf for a dryer. There is a tiled quadrant glass shower enclosure with an electric shower. There is also the provision of a toilet, a radiator, an extractor and a timber double glazed window.



Landing

A carpeted landing with painted timber doors through to the three bedrooms and family bathroom. There is a foil light tunnel.

Bedroom One

Spacious double bedroom with high ceilings, a radiator, wardrobe above the stairs and a new timber double glazed conservation sash window.

Bedroom Two

Spacious double bedroom with high ceilings, a radiator and new timber double glazed



conservation sash window.

Bedroom Three

Another double bed with two Velux windows, a radiator and a storage cupboard above the stairs.

Bathroom

White bath with Mosaic tiling, glass shower screen with thermostatic rainfall shower. There is a mixer tap with a handheld shower attachment. The toilet, a floating handbasin & mixer tap, chrome towel radiator, tiled walls & floor and a timber single glazed window.

Rear Garden

Low maintenance South facing courtyard garden laid to patio, timber fencing and passageway to the secure gate to the front.

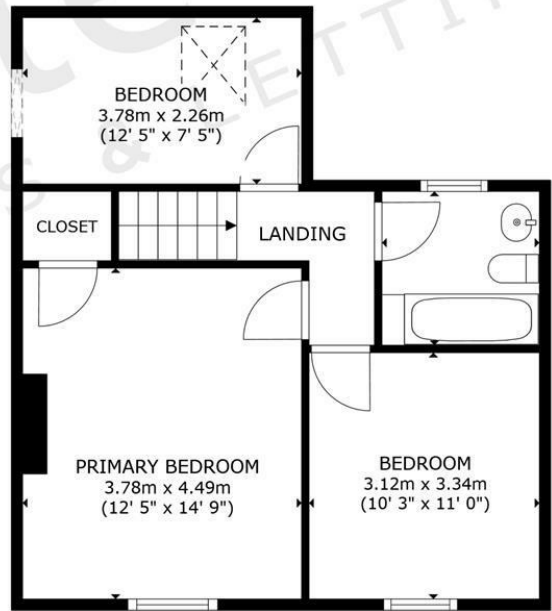
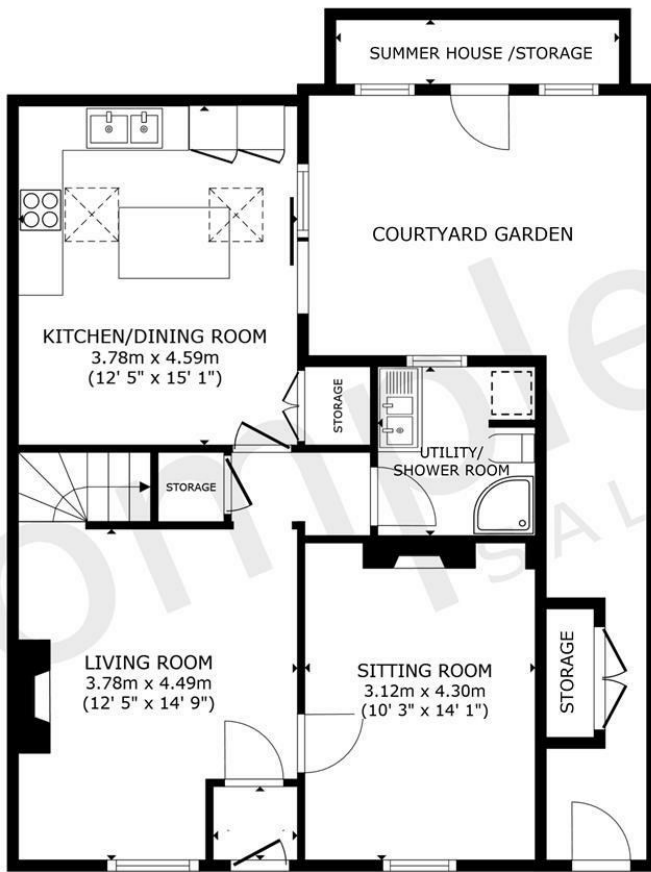
Summer House

A small summer house suitable for storage, but the current owners use it for working.

Location

A wonderful & peaceful location just off Warwick Place, in very central Leamington Spa. Situated in the sought-after conservation area of tree-lined roads, walking distance from the train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam. 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, cafes, 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 train station is around a 10-minute walk, (trains to London Marylebone from 70 mins and Birmingham





GROSS INTERNAL AREA
FLOOR 1 65.0 sq.m. (700 sq.ft.) FLOOR 2 47.6 sq.m. (513 sq.ft.)
 EXCLUDED AREAS : PATIO 23.9 sq.m. (257 sq.ft.)
TOTAL : 112.6 sq.m. (1,212 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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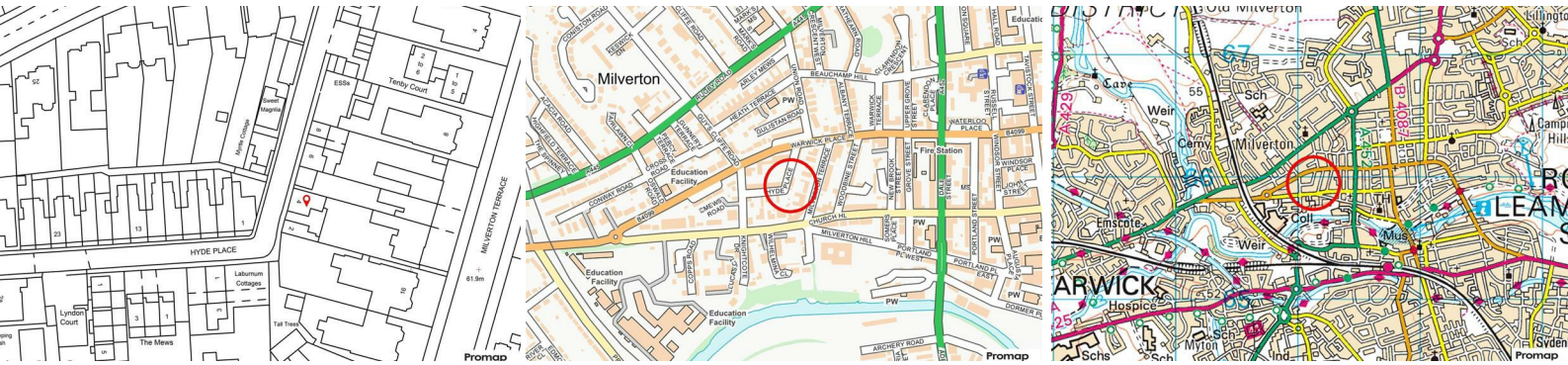


from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).



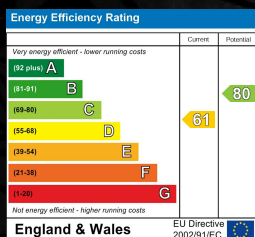


- Detached Home
- Two Separate Reception Rooms
- Three Double Bedroom
- Downstairs Shower Room/Utility
- North Leamington Location
- Early Victorian
- Open Plan Kitchen/Diner
- Family Bathroom
- Victorian Period Property
- South Facing Courtyard Garden



HYDE PLACE, LEAMINGTON SPA

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



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