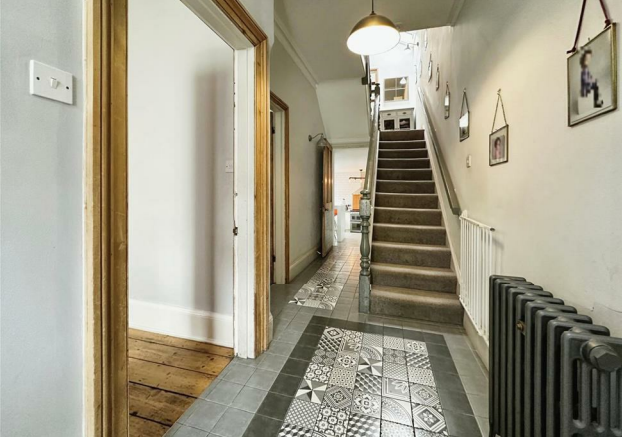




CAMPION TERRACE, TOWN CENTRE

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SALES & LETTINGS





An opportunity to buy a large Victorian townhouse in the prestigious conservation area of Leamington Spa with accommodation over three floors measuring 2276 ft.². The location is just East of the town centre within easy reach of the train station, The Parade, beautiful Jephson Gardens and the expansive Newbold Comyn Park on your doorstep! The property comprises an entrance hall, high ceiling-bay-fronted living room, sitting room, breakfast kitchen and an extended dining room. The lower ground level has a four-chamber cellar with many potential uses- utility space and a utility. The first floor has three bedrooms and a huge bathroom with exposed a-frames. There are front and rear gardens with access via Queen Street.

It's in the details...



Entrance Hall

Grand entrance hall with super high ceilings and beautiful pattern tiled flooring. A four-column traditional radiator, painted staircase with carpet leads to the mezzanine level. Original doors through to the living room, sitting room and breakfast kitchen.

Living Room

Stunning character, with super high ceilings, detailed coving, a timber sash bay window to the front with modern fitted shutters. There is a feature open cast-iron fireplace with timber surround and a large slate hearth. Wall lighting, rustic exposed floorboards, deep skirting boards, ceiling rose and a four-column traditional radiator.



Sitting Room

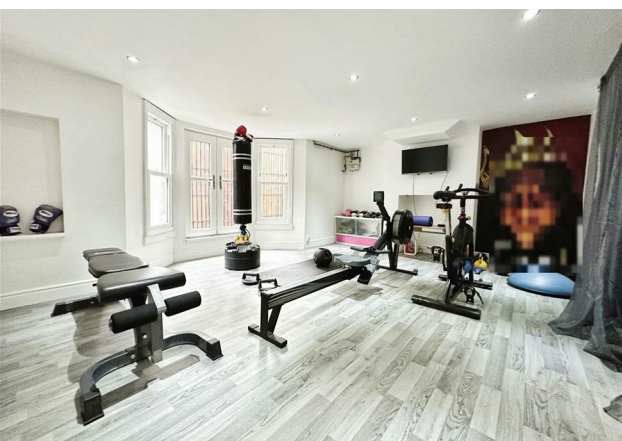
Neutrally decorated, with a feature fireplace with living gas fire and timber surround, alcove shelving, double radiator, ceiling rose and internal glazed French doors to the dining room extension.

Dining Room

With timber effect tiled flooring, a two column traditional tall white radiator, down-lights, feature exposed brick wall, three timber Velux windows as well as high-level uPVC obscure glazed windows and uPVC double glazed sliding doors to the courtyard garden. Opening through to the kitchen and internal glazed French doors through to the kitchen.

Kitchen Breakfast Room

A unique split-level breakfast kitchen has tiled flooring, down-lighting, a tall two-column traditional white radiator and a door to the basement. There is a Corrian white-fitted breakfast bar with tabletop lighting. Steps down through timber painted bollards & frosted glass screening to the lower level- this area has a fitted white gloss kitchen which is handleless, grey stylish Corian worktops with engraved drainer and sunken sink with flexible chrome mixer tap. There is space for a large range-style cooker with a tiled splash-back and extractor over. There is a fitted dishwasher, bin housing and intelligent pull-out corner racking. Large pan drawers, white bevel-edged splash-back tiling as well as a large Corrian shelf to the open aperture through to the dining room.



Basement

A four chamber basement with good head height.

The main chamber is utilised as gym space - with modern uPVC double glazed doors leading to the lower bay courtyard area which has bamboo screening, artificial lawn and artificial foliage. Side uPVC double glazed sash windows. Square opening through to Chamber 2- which is a large inner storage chamber.

Chamber 3- Shower space

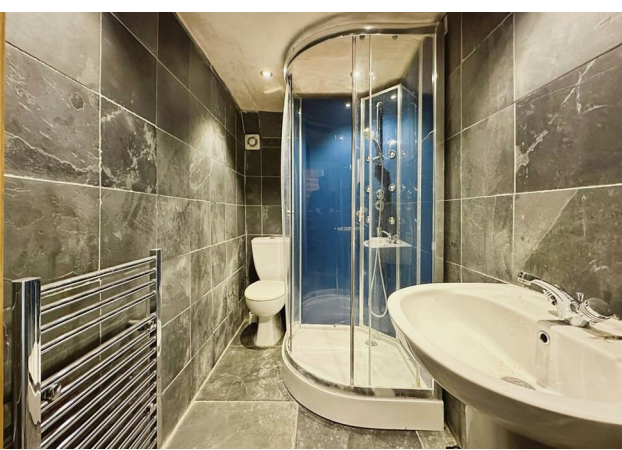
Being fully tiled, has a pedestal hand wash basin, chrome towel radiator, a toilet, an extractor and a quadrant shower enclosure with mains thermostatic shower with body jets. Down-lighting.

Chamber 4- Utility Space

Tiled flooring, electrics, and plumbing for washing machine and shelf for a dryer.

Mezzanine Level

Carpeted mezzanine level with a high-level roof window, a short flight of stairs to the first-floor landing and it has a large storage cupboard with the gas combination boiler and a single glazed timber window. Door to the bathroom.



Bathroom

Huge feature bathroom which is split level and has high ceilings with exposed A-frames. There is a uPVC double glazed window to the side and a curved central feature window to the rear. The lower level has tiled flooring and comprises the toilet, a bidet and a walk-in glass shower enclosure with a rainfall thermostatic shower with a hand-held attachment. A tiled step leads through the timber-painted balustrades to the upper level which has an exposed timber-painted floor, a pedestal hand wash basin, a radiator, a sunken deep double-ended bath, a chrome mixer tap and a tiled splash-back.



Bedroom One

A high ceiling large double bedroom with an original painted bay timber sash window to the front. There is a wall of wardrobes & storage. There is a radiator and a feature painted walls.

Bedroom Two

A high ceiling large double bedroom with an original painted timber sash window to the rear. There is ample space for wardrobes and other bedroom furniture and there is a provision of a radiator.

Bedroom Three

Single bedroom to the front, with an original timber sash window and a radiator. Feature painted wall.

Rear Garden

A brick walled rear garden with decking and a gate through to Queen Street.

Location

This Victorian home is situated in a quiet & trendy position between Leicester Street & Upper Holly Walk, in a highly regarded residential address. Dating from the 1850's- this townhouse is in the sought-after conservation area, within walking distance from Leamington train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam & Newbold Comyn which is a park on the Eastern edge of Leamington both being walking distance from this location. There is a wealth of elegant properties, the Victorian and Georgian heritage around this home 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 2.42 miles, Warwick Parkway Station 5.4 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 5.4 miles, Stratford upon Avon 12.6 miles, Coventry 9.8 miles (trains to London Euston from 61 mins), Birmingham International Airport 15.8 miles, Birmingham City Centre 27.5 miles (distances and times approximate).

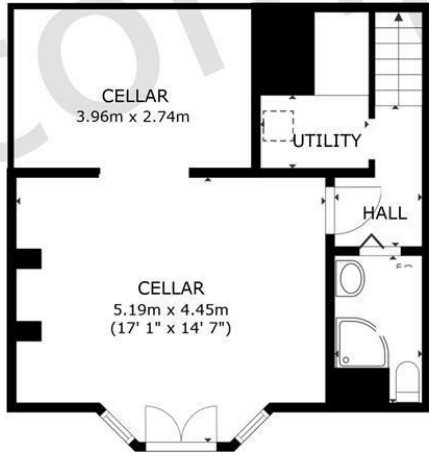




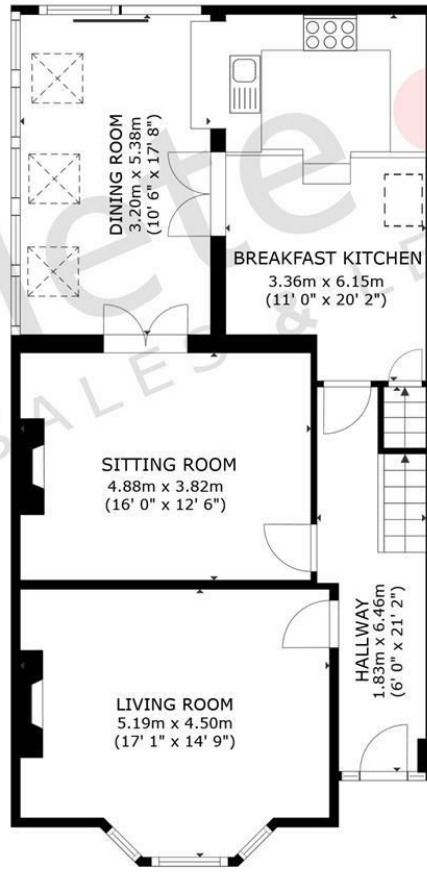
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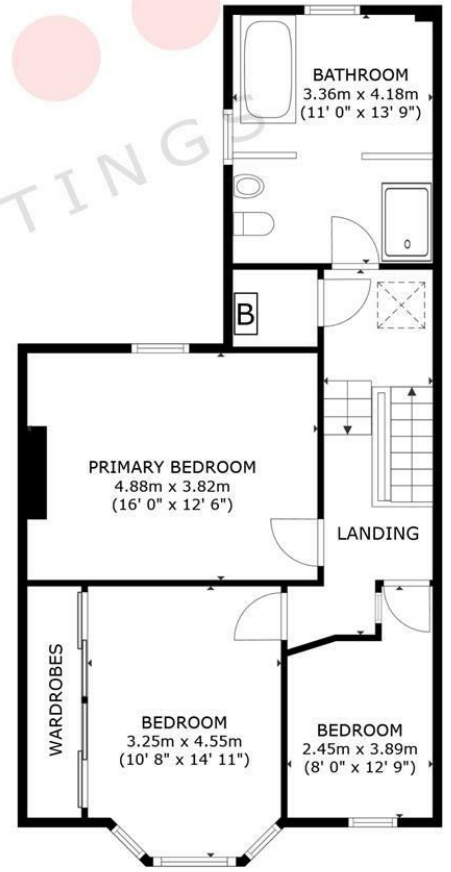
The Leamington Property Expert



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 45.6m² (491 sq.ft.) FLOOR 2 92.1 m² (991 sq.ft.) FLOOR 3 73.8 m² (794 sq.ft.)
TOTAL : 211.5 m² (2,276 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



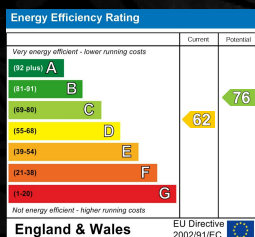


- A Large Victorian Terrace
- Over Three Floors
- Huge Family Bathroom
- Utility & Lower Ground Shower Room
- Sought After Conservation Area
- Three Bedrooms
- 2276 Sqft
- Extended Dining Room
- Four Chamber Cellar
- Walking Distance To Town, Station & Parks



CAMPION TERRACE, LEAMINGTON SPA

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



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