



WATHEN ROAD, NORTH LEAMINGTON

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SALES & LETTINGS





A late Victorian double bay-fronted townhouse located on a sought-after street in the trendy conservation area of North Leamington. Full of character & beautiful features, this home comprises an entrance hall, living room with sanded flooring and woodburning stove, sitting room, dining kitchen, guest WC, three bedrooms and stylish showering on the first floor and a loft conversion with two dormer windows on the second floor. Easy walk into the town centre in minutes and the preferred catchment for North Leamington School & St Pauls - also within walking distance to private schools such as Arnold Lodge.



It's in the details...

Entrance Hall

Painted original door with glazed panels into the hallway which is very neutral and freshly decorated with a picture rail, dado rail, three-column white traditional radiator and original floorboards which have been sanded. A painted staircase leads to the first floor with under-stairs storage cupboards, painted spindles & handrails and a carpet runner. Painted timber doors lead to the living room, sitting room and dining kitchen.

Living Room

With a continuation of the original floorboards which have been professionally sanded, a four-column traditional radiator, brushed gold sockets and switches, a fireplace with slate hearth & wood burning stove, built in alcove cupboards, coving, ceiling rose and a timber large sash bay window to the front with morn fitted shutters.

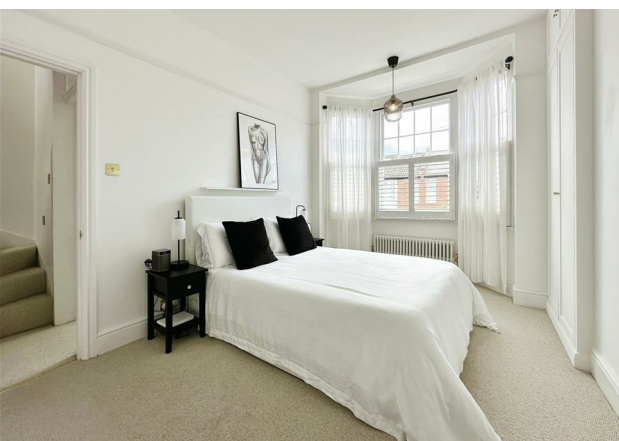


Sitting Room

With a continuation of the original floorboards which have been professionally sanded, a four-column traditional radiator, brushed gold sockets and switches, an original painted fireplace with a tiled hearth, coving, ceiling rose and a timber large sash window enjoying a garden view.

Kitchen Diner

A really good-sized kitchen diner with a pitched roof that has two Velux windows, double glazed window to the side elevation as well as an original timber large sash window. The kitchen has been painted with new gold handles and light worktops with a modern ceramic one-and-a-half bowl sink, drainer and brushed gold mixer tap. There is a fitted dishwasher, space and plumbing for a washing machine and space for a dryer. There is a radiator, space for an upright fridge freezer as well as under-counter appliance. There is space for a range-style gas cooker. Tiled flooring and glazed door to rear hallway.



Rear Hall

Leading to the rear door and door to the guest WC.

WC

With a timber sash window, tiled flooring, a toilet and the two-year-old Baxi combination boiler

Landing

Again freshly decorated with new carpet, dado rail, two-column traditional radiator, picture rail, painted doors through to three bedrooms and the shower room. Another staircase leads to the loft conversion bedroom.

Bedroom One

Freshly decorated room with high ceilings, a picture rail, two sets of fitted white wardrobes, a four-column traditional radiator and an original timber sash window to the front with half-height fitted modern shutters.



Bedroom Two

Freshly decorated room with high ceilings, a picture rail, a four-column traditional radiator and an original timber sash window to the rear.

Bedroom Four

Freshly decorated room with a timber original sash window to the rear elevation, high ceilings and a two-column traditional radiator.

Shower Room

Stylish shower with large glass static panels, with rainfall thermostatic shower with handheld attachment. A toilet, a chrome towel radiator, a sink unit with vanity storage and a mixer



tap. LED mirror, wall light, tiled floor and tiled splash-back. Original timber window to the front.

Second Floor Landing

Small carpeted landing which is well decorated with timber double glazed windows with pleasant rear view. Door through to:

Bedroom Three

Spacious stable bedroom with two large Velux windows, fitted blinds, eaves storage cupboards, brushed gold plugs and sockets, four-column traditional radiator and a timber double glazed dormer window with a pleasant rear aspect view.

Front Garden

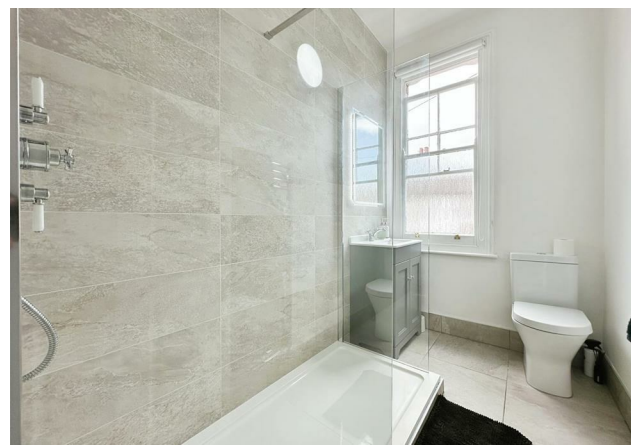
An attractive fore garden, with a Minton-style tiled pathway and steps to the storm porch and the front door. Landscaped with bedding, bark areas and a small height wall with painted metal railings.

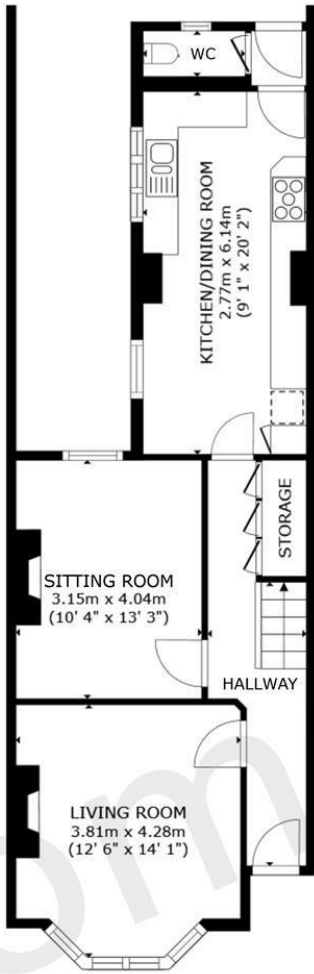
Rear Garden

The south-facing garden has been landscaped with an area of lawn, a cobbled pathway leads to a sandstone slated area at the rear, which is perfect for entertaining, the garden has a stoned area, outdoor lighting and a tap. The garden is enclosed with brick fencing and high-level timber fencing with a gate to the rear passage.

Location

This Victorian home is situated in a quiet & trendy position just off Lillington Road, in a highly regarded residential address. Dating from the 1890s, this terrace is in a sought-after conservation area, walking distance from the town & 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, especially the Victorian and Georgian heritage, which Leamington is renowned for. Leamington has a diverse range of boutiques, high street shopping, cafés,





GROSS INTERNAL AREA
 FLOOR 1 58.7 m² (632 sq.ft.) FLOOR 2 48.3 m² (520 sq.ft.) FLOOR 3 21.8 m² (234 sq.ft.)
 EXCLUDED AREAS : PATIO 63.7 m² (686 sq.ft.) REDUCED HEADROOM 1.5 m² (16 sq.ft.)
 TOTAL : 128.8 m² (1,386 sq.ft.)

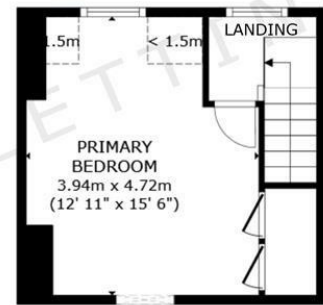
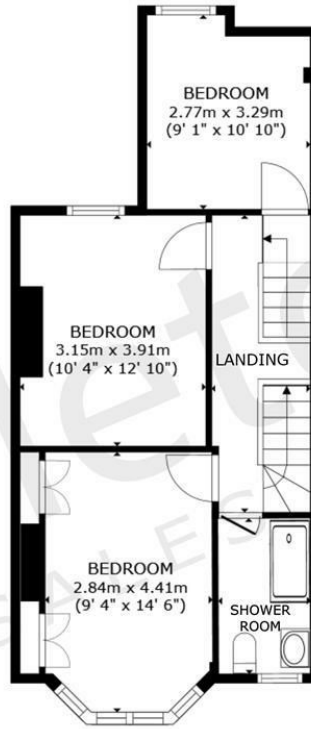
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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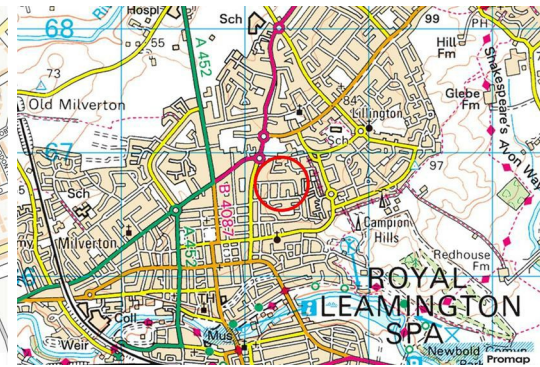
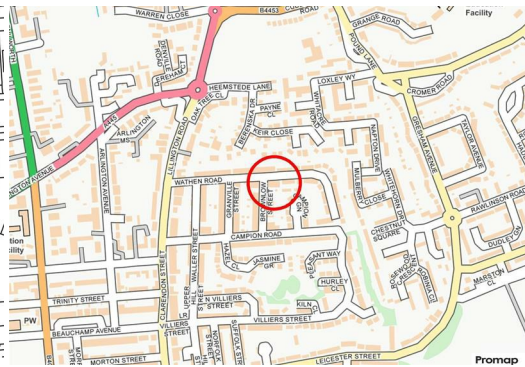
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restaurants, bars and activities for all ages. The area has some excellent schools, notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Public schools locally are North Leamington School, St Peter's Catholic Primary School, and St Paul's CofE Primary School. Spa 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).

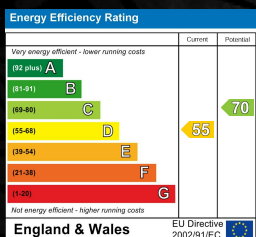


- Victorian Townhouse
- Dining Kitchen
- Four Bedrooms
- Sanded Exposed Floorboards
- Walking Distance To Town Centre
- Two Reception Rooms
- Loft Conversion
- Stylish Shower Room
- Landscaped Rear Garden
- Trendy Conservation Area



WATHEN ROAD, LEAMINGTON SPA

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



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