



STRATHEARN ROAD, NORTH LEAMINGTON

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SALES & LETTINGS





A Victorian terrace home located in one of the most desirable streets within the prestigious Leamington Spa Conservation area, nestled in the highly sought-after Milverton in North Leamington. Just a short stroll from the vibrant town centre and approximately 15-20 minutes on foot to the train station. This beautiful extended home has accommodation over three floors and comprises an entrance hall, lounge diner and kitchen breakfast. The lower ground is a converted basement with a double bedroom with a stylish en-suite and on the first floor are two bedrooms and a bathroom with Victorian styling. The home retains lots of character such as sash windows and fireplaces and a west-facing rear garden. The location is brilliant for local schools such as Milverton Primary, Trinity, North Leamington and Brookhurst. Also on the doorstep to the town centre with its vibrant living, beautiful parks and train station with a direct service to London Marylebone station. Offered no chain

It's in the details...

Hallway

Timber timber-painted entrance hall with frosted windows leads into the hallway, which has two-tone decoration separated by a dado rail. There is a varnished timber staircase with a carpet runner and carpet bars leading to the first floor. There are exposed varnished floorboards, a radiator and a painted timber door through to the lounge diner.



Lounge Diner

Timber effect laminate flooring, original painted timber glazed bay window to the front with modern fitted shutters. There is a fitted TV cabinet and alcove shelving, a traditional fireplace with a tiled hearth. There is an original timber sash window to the rear, two radiators, and a door to the carpeted staircase down to the lower level. Open the doorway through the kitchen breakfast room.



Kitchen Breakfast Room

Tiled flooring, painted timber units with brushed chrome handles, Corrian style worktops with one and a half bowl inset Franke sink with surface mounted mixer tap engraved drainer. There is space and plumbing for a dishwasher, space for a gas cooker with stainless steel splashback and extractor over. There is space and plumbing for washing machine, there are large cupboards one housing the gas combination boiler and there is a fitted fridge freezer. There is a breakfast bar, under-counter lighting, two timber double glazed windows to the side and a timber double glazed door to the garden.



Lower Level

Bedroom Two

With professionally converted basement, which has a double bedroom with brick bay to the front with a uPVC fire escape window and two further uPVC double glazed windows to the front. There are downlights, two radiators, door to a storage cupboard and door to the en-suite.

En-Suite

A very stylish ensuite which has a float team concealed waste toilet with chrome wall fitted pushbutton, a pedestal hand wash basin with chrome mixer tap, a shower enclosure with static glass screen, a thermostatic rainfall shower with handheld shower attachment. There is blue bevel edge tiling to splashback, a chrome towel radiator, downlighting, an electric shaver point, an extractor and timber effect tiled flooring.

Landing

Carpeted landing with balustrade, dado-rail and is well decorated. Painted timber doors through to the bedrooms and bathroom. Loft hatch to the part-boarded loft which has a ladder.

Bedroom One

With timber effect laminate flooring, an attractive painted feature fireplace and two original timber sash windows to the front with modern fitted shutters. There





is a radiator and a picture-rail.

Bedroom Three

A good-sized bedroom, with a wall of fitted wardrobes with sliding doors- one being mirrored. Pleasantly decorated with neutral tones and there is a radiator, a timber sash window to the rear.

Bathroom

Spacious bathroom fitted with Victorian style, which includes a clawfoot roll-top bath with floor-standing mixer tap with a rainfall shower and handheld attachment. There is a pedestal hand wash basin, a chrome towel radiator, a toilet, downlights, tiled flooring, with under-floor heating and a timber sash window to the rear

Rear Garden

An attractive sunny west-facing landscaped garden has areas of patio, a lawn, a sleeper retained on the second level with lawn, and timber bedding boxes with rosebushes. There is perimeter brick walling with planting and planting boxes. There is a canopy area with outdoor electrics- great for a bistro table.

Location

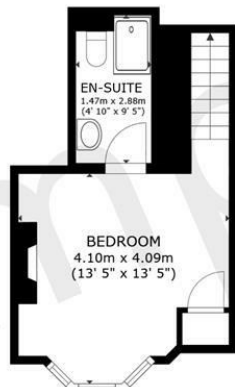
Strathearn Road is within the conservation area and occupies a sought after location approximately half a mile northwest of the Royal Spa town centre just off Rugby Road. The immediate area includes some of the towns special period buildings in nearby Beauchamp Hill, Clarendon Crescent, and Milverton Crescent. Located a 15-minute walk from the train station, from which hourly



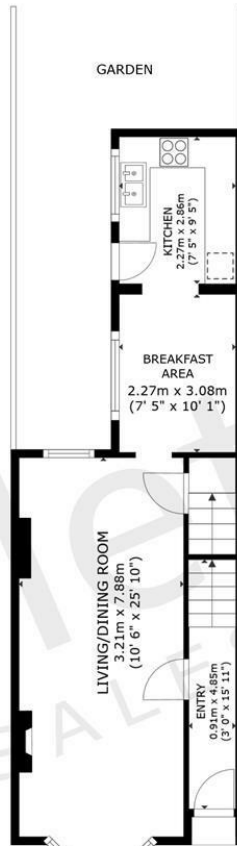


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FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 23.8 m² (256 sq.ft.) FLOOR 2 45.5 m² (490 sq.ft.) FLOOR 3 37.2 m² (400 sq.ft.)
EXCLUDED AREAS : VERANDA 0.3 m² (4 sq.ft.) PATIO 21.9 m² (235 sq.ft.) BALCONY 6.7 m² (72 sq.ft.)
TOTAL : 106.5 m² (1,146 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live and has been voted the happiest place to live in Great Britain in Rightmove's 2017 Happy at Home Index. The Sunday Times also recently listed Leamington as one of the best places to live in the UK.



- Victorian Terrace
- Three Bedrooms & Two Bathrooms
- Breakfast Kitchen
- No Onward Chain
- Easy Walk To Town, Parks & Station
- Set Over 3 Floors
- Living/ Dining Room
- Converted Cellar
- Conservation Area
- Great Local Schools



STRATHEARN ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
	85
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	63
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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