



ST. GEORGES ROAD, TOWN CENTRE

complete ●●●  
SALES & LETTINGS





An extended bay-fronted Victorian mid-terrace just south of the train station and The Parade. The property comprises an entrance hall, living room, dining room, kitchen, utility space, a guest WC and a conservatory. On the first floor are two spacious bedrooms and a bathroom. There is a long garden, with decking and a patio. The property is ideal for first-time buyers with great proximity to the train station and the vibrant town living.



It's in the details...

#### Entrance Hall

A modern composite entrance door with a frosted uPVC double glazed window above leads into the hallway with Invictus timber effect flooring. There are doors to the living room and dining room. There are spotlights, coving and a painted timber staircase with carpet runner and carpet bars leading to the first floor.

#### Living Room

Fitted with Invictus luxury vinyl tiled timber effect flooring, a feature painted wall with a decorative painted original fireplace. There is a uPVC double glazed bay window to the front, alcove-fitted bookshelves and there is a radiator.

#### Dining Room

With a continuation of the Invictus timber effect luxury vinyl flooring, a feature painted wall with fitted shelving, a radiator and a door to storage under the stairs. There is an internal timber sash window to the utility area.



#### Kitchen

Flooring, white kitchen units both high and low with beach effect worktop with 1 1/2 bowl stainless steel sink with mixer tap and drainer. There is space for an up-right fridge freezer, a recess with the gas Combi boiler, space for an electric cooker, bevel edge brick white tiled splashback and UPVC double glazed window. A door through to the utility area

#### Utility Area

Timber effect laminate flooring, a thick timber worktop- with space below and plumbing for a washing machine and a dishwasher. There is a built-in storage box, fitted shelving, a skylight, downlighting, painted brick walls and it's open through to the conservatory with a door to the guest WC.

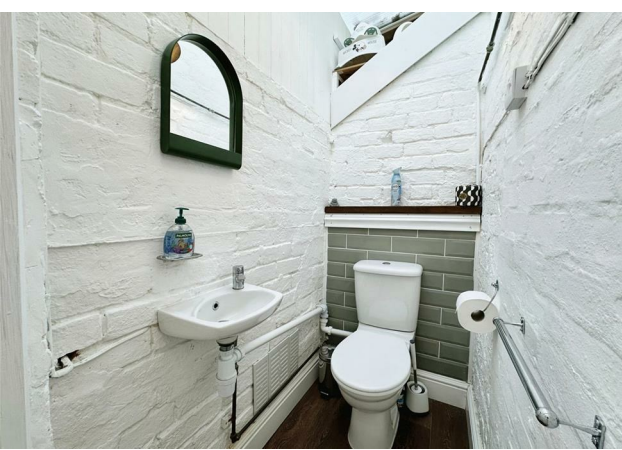


#### Conservatory

A great space with polycarbonate roof, continuation of the timber effect laminate flooring, a uPVC double glazed windows and french doors with fitted blinds that have a view down the garden. Wall mounted electric heater.

#### Guest WC

With a modern toilet, small hand-based chrome mixer, tiled splashback, painted brick walls and a light.



#### Landing

A carpeted landing with painted balustrade, coving to ceiling and loft hatch with pulldown ladder to the boarded loft. Original doors through to the two bedrooms and bathroom.

#### Bedroom One

Exposed floorboards, a uPVC double glazed window to the front elevation, a radiator and fitted wardrobes.



### Bedroom Two

Rustic exposed floorboards, an original fireplace, feature decorated walls, a radiator and a uPVC double glazed window overlooking the rear garden.

### Bathroom

With timber effect flooring, bath with glass shower screen and mains thermostatic shower with handheld attachment. There is a useful shelf, a toilet, corner vanity handbasin unit, with moulded worktop, sink and surface mounted mixer tap.

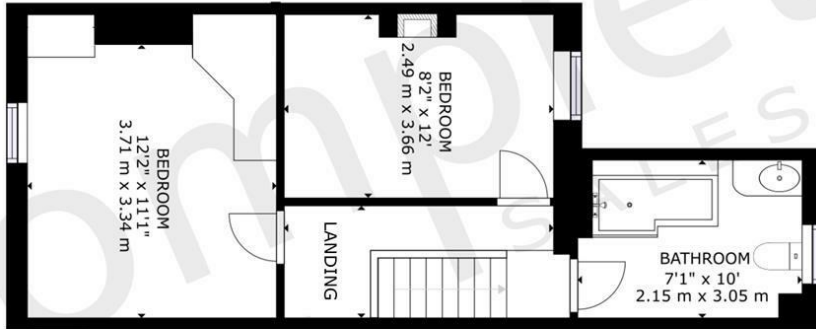
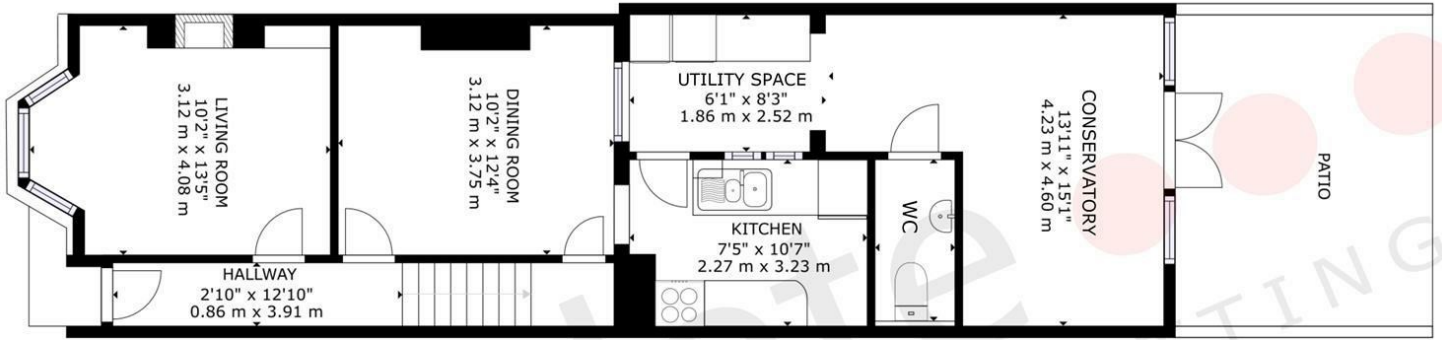
### Rear Garden

Long rear garden with an area decking, an area lawn divided by a pathway with access across the neighbour's garden to the alleyway. There is also access for one neighbour to cross at this point. Enclosed with bedded borders, brick walling and metal railings. There is a sandstone patio at the back of the garden which catches the sun and there is a timber shed.

### Location

The property is located to the South of Leamington Spa within easy walking distance to the town centre with all that it has to offer - such as a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres, art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live. The Eagle recreation ground is nearby. The road links offer great access to the surrounding areas and within walking distance to the train station which has direct links to London and many other cities, as well as





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The Leamington Property Expert

GROSS INTERNAL AREA  
FLOOR 1: 663 sq ft, 61.56 m<sup>2</sup>, FLOOR 2: 392 sq ft, 36.44 m<sup>2</sup>  
EXCLUDED AREAS; PATIO : 160 sq ft, 14.85 m<sup>2</sup>  
TOTAL: 1055 sq ft, 98 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



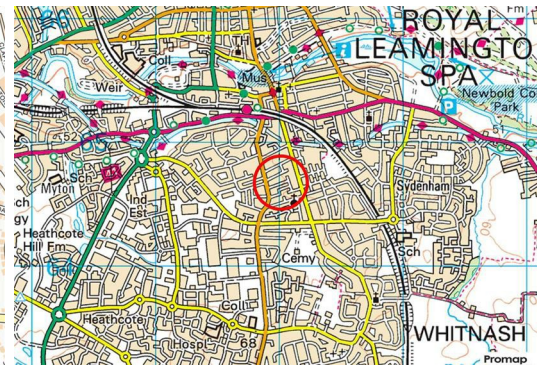
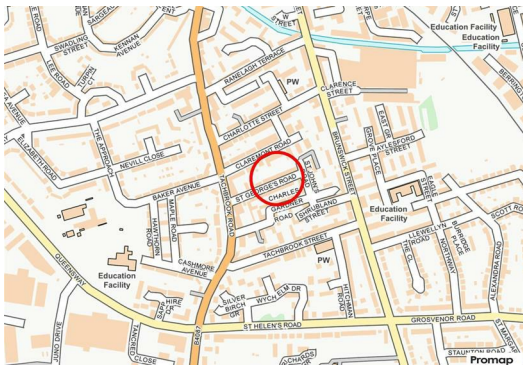
major road links such as the M1, M40 and A45. There are local amenities very close by, as well as parks (The closest being Eagle recreation grounds) and shopping areas such as The Parade and The Shires Retail Park.



RED LINE FOR GUIDANCE,  
ACTUAL PLOT MAY VARY



- Victorian Terrace
- Extended Spacious Home
- Dining Room
- Conservatory & Guest WC
- Close To Station, Town Centre & Parks
- Two Double Bedrooms
- Bay Fronted Living Room
- Kitchen & Utility Area
- Upstairs Bathroom
- Long Garden



## ST. GEORGES ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
	90
A (92 plus)	
B (81-91)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

England & Wales EU Directive 2002/91/EC

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