



SHRUBLAND STREET, LEAMINGTON SPA

complete ●●●
SALES & LETTINGS





An attractive Victorian bay-fronted home situated close to the town centre and train station. In brief the home comprises of; a bright entrance hallway, an open-plan lounge/diner, a kitchen, two spacious double bedrooms, a three-piece bathroom, cellar and a private garden to the rear with a brick outhouse. Recent improvements to the property include replastering, fresh interior decoration, modern uPVC double-glazing, stylish kitchen and luxury bathroom. Offered to market with no chain.



Entrance Hallway

Composite entrance door, with twin glazed panels, leads into the charming hallway, with rustic sanded & varnished floorboards and painted stairs leading to the first floor. Chrome light switches and a wooden door into the lounge diner.

Open Plan Living Dining Room

An open plan characterful reception room with exposed floorboards and bay fronted UPVC double glazed window to the front elevation. The room has been fully re-plastered with feature picture rail, shelving either side of chimney breast, two pendant light points, two wall pointed radiators and UPVC double glazed sash window to the rear elevation.



Kitchen

A stylish wood effect kitchen with a range of high and low level units, quartz worktops and upstands and neutral tiled flooring. Integrated appliances include; fridge/freezer, Smeg double oven, Bosch induction hob and dishwasher. The kitchen has a double glazed sash window and UPVC door leading out into the garden.

Stairs Leading To First Floor Landing

White painted stairs with banister leading to the landing with rustic varnished floorboards and door flowing off into;



Master Bedroom

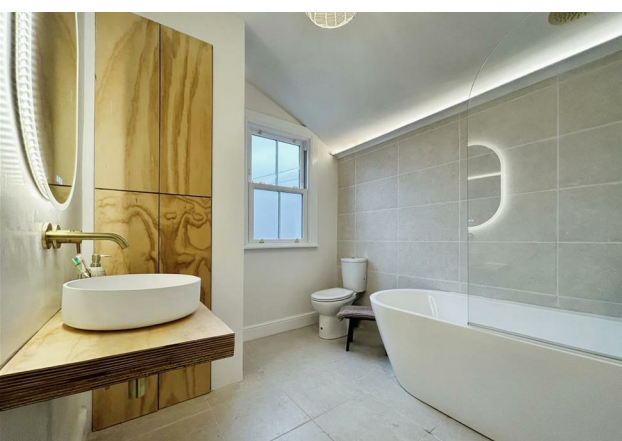
A large double bedroom with two UPVC sash windows to the front elevation, wall mounted radiator, exposed sanded and varnished floorboards, feature fireplace, two fitted wardrobes and ceiling pendant.

Bedroom Two

Double bedroom with lime wash painted walls, built in wardrobe, feature fire, double glazed sash window, wall mounted radiator and pendant light point.

Bathroom

Renovated bathroom with neutral porcelain tiles and three piece suite including bath with glass screen and brushed gold shower head and fittings, toilet and floating effect wash basin with shelf and counter top basin with wall mounted mixer tap. The bathroom also benefits from brushed brass towel radiator, led mirror and strip lighting, double glazed sash window and storage cupboard housing the combination boiler.



Cellar

Entered from the kitchen with a ceiling mounted light point above. Stairs lead down to the single chamber which has a window to the front aspect, a ceiling light point and wall mounted gas meter.



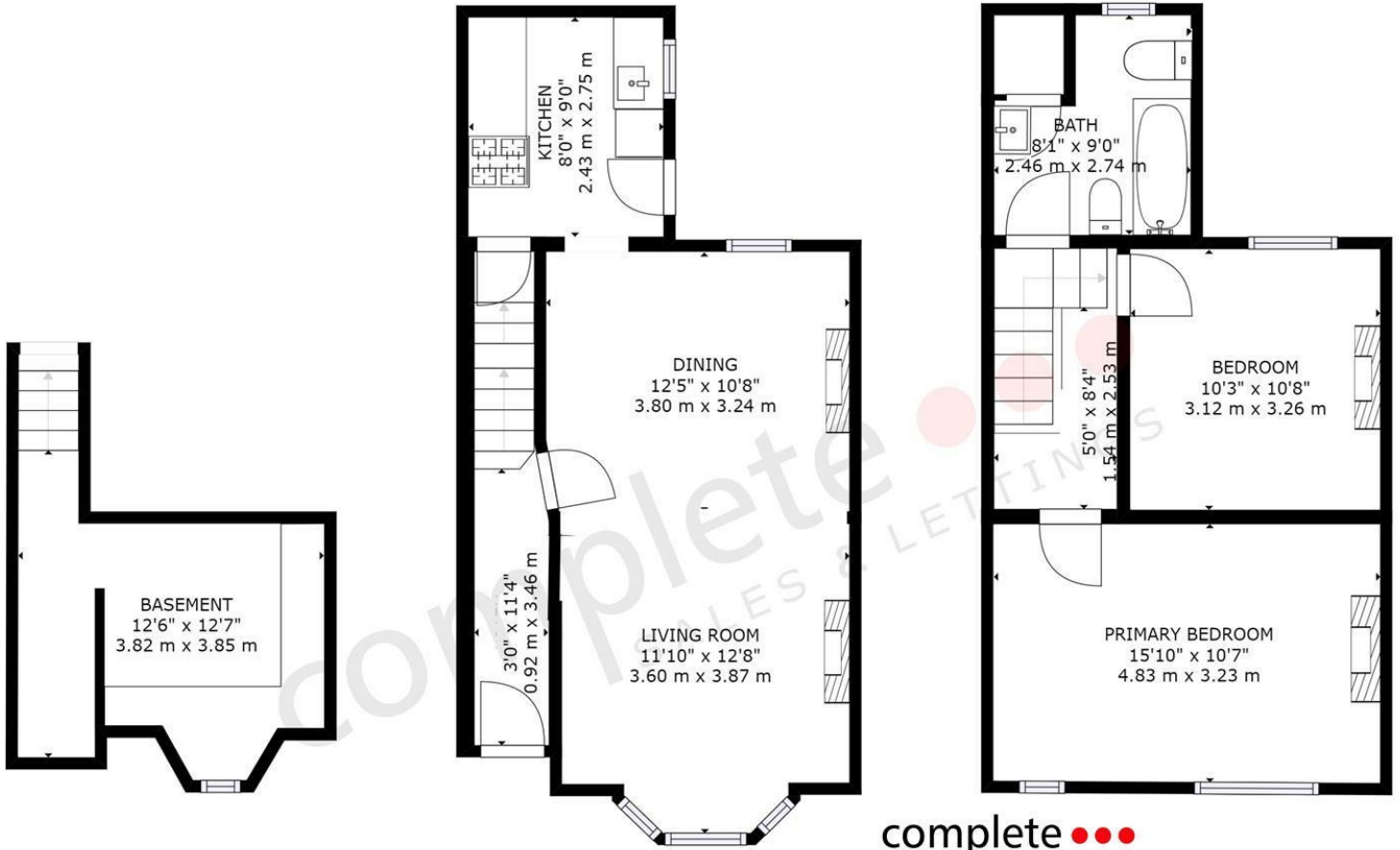
Rear Garden

A low maintenance secured walled garden including block paved pathway and bedding areas. Also benefitting from gated rear access.

Location

A secluded, residential neighbourhood with plenty of on-street parking. The house is situated opposite Shrubland Street Primary School and within walking distance of the Church of St John the Baptist (on Tachbrook St) and the Krishna Temple (on Crown Terrace). Good for local walks and green spaces, notably Eagle Recreation Ground and children's play area (within 50m) and the Grand Union Canal. Convenient for shops, independent cafes, and restaurants on Brunswick Street and just a 20-minute walk into Leamington's vibrant town centre. A 3-minute drive/15 minute walk to Leamington train station, which has direct links to London, Birmingham, and many other cities. Local road links such as the M1, M40, and A45.





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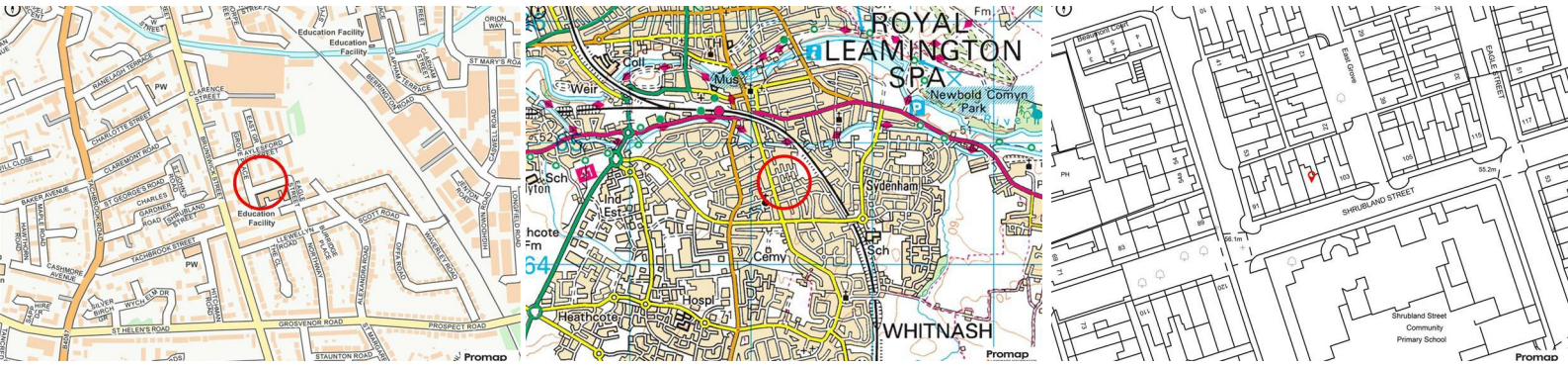
GROSS INTERNAL AREA
 FLOOR 1: 134 sq. ft, 12 m², FLOOR 2: 419 sq. ft, 39 m²
 FLOOR 3: 425 sq. ft, 40 m²
 TOTAL: 978 sq. ft, 91 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





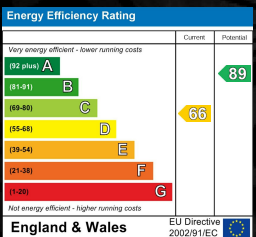
*RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY

- Mid Terrace
- Open Plan Living/Dining Room
- Two Double Bedrooms
- Courtyard Garden
- UPVC Double Glazed Windows
- Recently Renovated
- Recently Refitted Kitchen
- Contemporary Bathroom
- Single Chamber Cellar
- No Chain



SHRUBLAND STREET, LEAMINGTON SPA

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



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