

PLYMOUTH PLACE, TOWN CENTRE

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SALES & LETTINGS





A handsome, bay fronted Victorian terrace family home previously student accommodation. Situated close to the town centre of Leamington Spa & Leamington Spa railway station. The property is entered through an entrance hall, which passes living/dining room and then leads to the galley style kitchen, then the downstairs bathroom/ shower room. The first floor houses three generously proportioned double bedrooms and the lower ground floor has a double chamber cellar which could be converted to living space, or further storage space. Outside, there is a southerly facing courtyard garden.



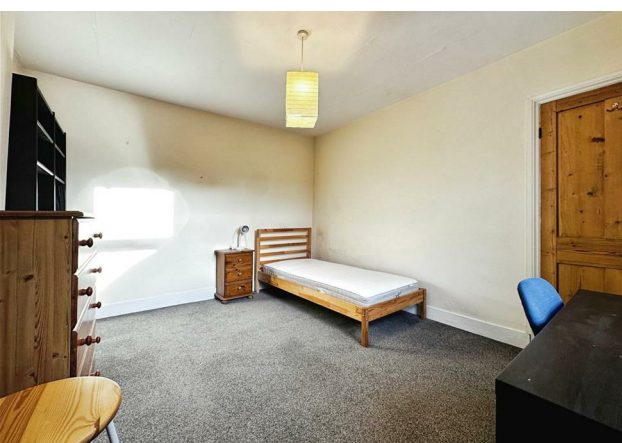
An attractive Victorian terrace property in this popular residential area of Leamington Spa town Centre

#### Entrance Hall

Timber entrance door leading into the carpeted hallway, with a radiator, original doors to the two reception rooms and stairs to the first floor

#### Living Room

With modern timber double glazed sash bay window to the front, a radiator and fireplace.



#### Dining Room

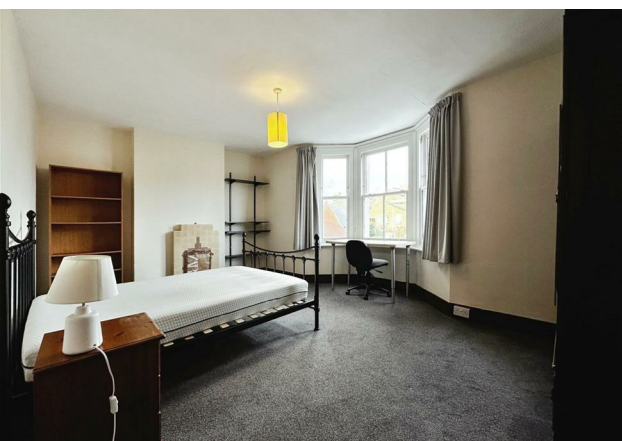
Timber effect flooring, original alcove, fitted cupboard, radiator and a uPVC double glazed window. Doorway through to the kitchen.

#### Kitchen

With tile effect laminate flooring, beach kitchen with mottled worktop which includes single bowl sink with drainer, mixer tap space and plumbing for washing machine, space for a gas cooker. Tiled splash-back, an extractor fan, a uPVC double glazed window, strip lighting and a wall mounted gas boiler. Door to mini hall.

#### Mini Hall

With a uPVC double glazed window to the garden and door to shower/ bathroom



#### Shower Room

Styled like a wet room with large glass static shower screen with electric shower, a towel radiator, white radiator, a sink, a toilet, an extractor and a uPVC double glaze window.

#### Cellar

Brick steps lead down to the two chamber cellar. Power and lighting.

#### Landing

Carpeted landing, balustrade doors to the three double bedrooms.

#### Bedroom One

A large double bedroom with modern timber double glazed sash bay window to the front and central heating radiator.

#### Bedroom Two

A double bedroom with a uPVC double glazed window to the rear elevation and central heating radiator.

#### Bedroom Three

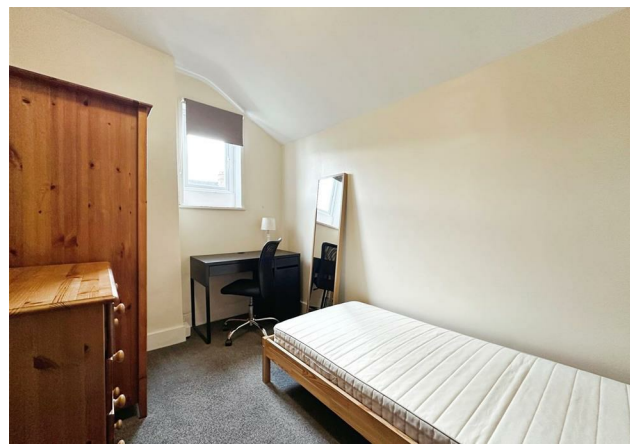
A bedroom with a uPVC double glazed window and radiator.

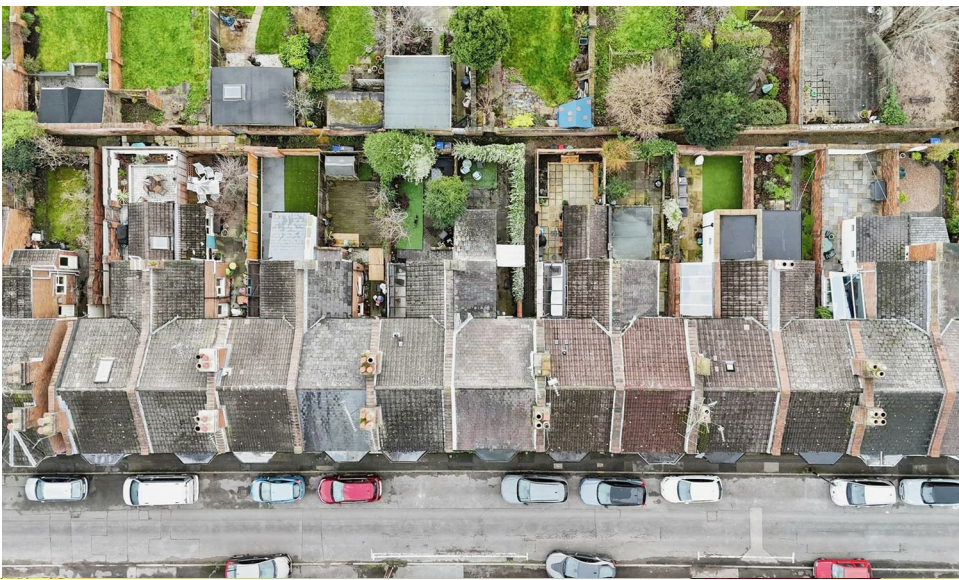
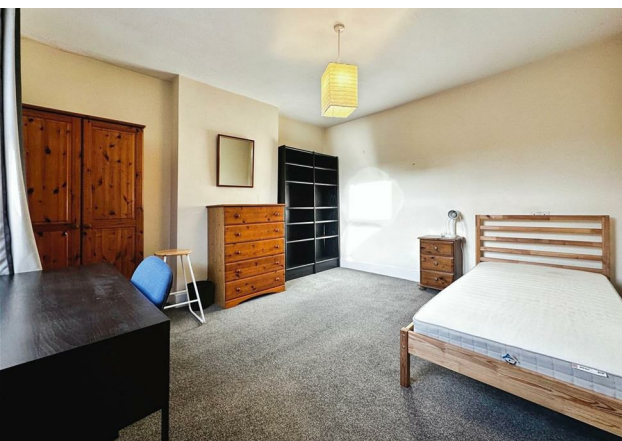
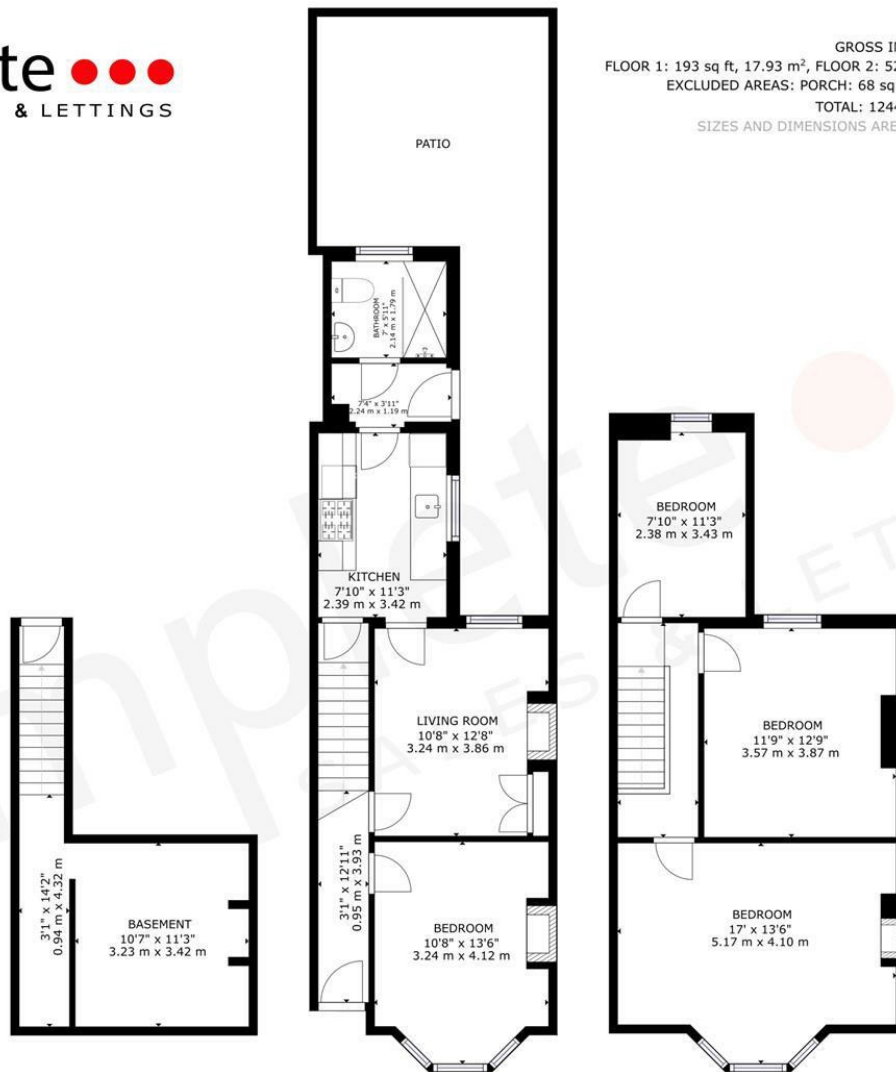




#### Rear Garden

Courtyard style garden, which has a pathway and an area of artificial lawn. Enclosed with brick wall and a gate to the side passage.

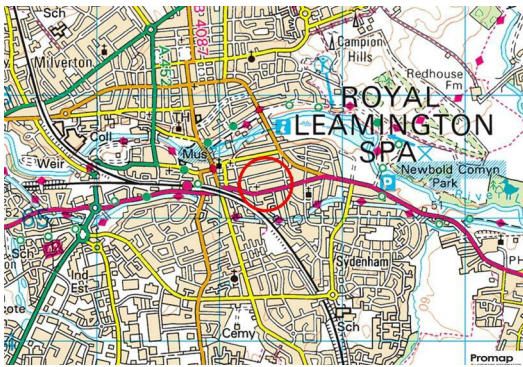






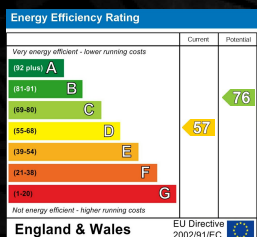
- Victorian Terrace
- In Need Of Modernisation
- No Chain
- On Street Parking
- Large Downstairs Bathroom

- Walking Distance To Town & Parks
- Close To Train Station
- Courtyard Garden
- Kitchen
- Excellent Potential



## PLYMOUTH PLACE, LEAMINGTON SPA

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



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