



LEAM TERRACE,

complete ● ● ●  
SALES & LETTINGS





An opportunity to buy a large early Victorian townhouse set over four floors and situated in a trendy and sought-after area, within easy walking distance to the train station, town centre and beautiful parks. The character home measures 1285 sqft and is being offered NO CHAIN- potential for April completion- before stamp duty changes. It comprises an entrance hall and through lounge dining with beautifully crafted character French oak wide floorboards. There is a modern kitchen fitted with granite flooring, a useful conservatory with utility plumbing and a two-chamber 'good head height' cellar ripe for conversion. The staircases and upper floors have been crafted with pine floorboards. There are two double bedrooms and a family bathroom on the first floor together with a loft conversion with two Velux windows on the top floor - with lots of fitted storage. There is a landscaped southwest-facing garden. However what's extra special about this large Victorian home is that The Purchaser, should they wish, will become an automatic shared owner of the private orchard at the rear and become a member of Pearsons Cottages Association. This comprises eight households which back onto the private orchard. Membership is included in the sale.

It's in the details...

#### 'Sellers Comments'

The Leam Terrace community is charming and welcoming. It is anchored by The New Inn, a well-known pub with locals, that serves Sunday roasts with the best gravy in town. They also organise the annual 'Leam Terrace street party' to raise money for local charities and it has been a firm favourite of ours. In our time here, we have benefitted from the convenience of walking into town to enjoy the shops, cafes, parks and green spaces that Leamington has to offer. The proximity to the train station has allowed us to pop into London at short notice to enjoy city life and visit friends. We have also soaked in the tranquillity of our garden and adjoining orchard often with a drink whilst watching the sunset.

#### Hallway

Original painted timber door with glazed panels leading to the hallway with high ceiling and wonderful hardwood flooring. A carpeted staircase leads to the first floor, there is a radiator and a painted door through to the lounge.

#### Lounge Diner

A beautiful through lounge diner with the most amazingly fitted wide character French oak hardwood flooring, an original timber bay sash window to the front with half height modern fitted shutters. The owner has installed cabinetry to alcoves. There is an internal timber sash window to the conservatory. There is a large double radiator and an open doorway through to the kitchen.

#### Kitchen

With wonderful oversized black granite flooring, modern matt grey finish kitchen with brush chrome handles with square edge cement effect worktops. There is a Siemens induction hob, Wi-Fi enabled Siemens oven, Siemens extractor, a single bowl stainless steel sink with drainer & mixer tap, fitted dishwasher, a timber glazed window enjoying a garden view and an internal glazed timber window through to the conservatory. Space for an American style fridge freezer, useful microwave shelf, split stable door through to the conservatory and secure timber door down to the cellar.

#### Conservatory

With traditional-looking tile flooring, a glazed roof, a UPVC double glazed door to the garden with a large opening side window. There are electrics, lighting and a wall of large fitted matched matt grey cupboards with large brushed chrome handles. There is plumbing for a washing machine.

#### Cellar

Brick steps lead down to the cellar, which has convenient shelving. There is good head height, two chambers with power & lighting and a single glazed window to the front. There is a radiator and a modern metal electric consumer unit.

#### Landing

Pine staircase (currently carpeted) landing with painted balustrade, a second pine staircase leads to the second floor, painted timber doors lead through to the two bedrooms and bathroom.

#### Bedroom One

With exposed pine floorboards, a wall of tall fitted matt Mussel Wood grain finished wardrobes with long brushed chrome handles. There is alcove shelving and a further wardrobe. There are two original timber sash windows to the front and two wall mounted radiators.

#### Bedroom Three

With exposed pine floorboards, a wall of matt light Grey fitted wardrobes and high-level cupboards with brushed chrome handles. There is a radiator and an original timber sash window overlooking the rear garden.

#### Bathroom

With exposed floorboards, a panelled bath with Victorian styled mixer tap, a quadrant glass shower enclosure and a thermostatic mixer tap. Pedestal hand wash basin, high-level flush cistern toilet, electric radiator, extractor, LED mirror, electric shaver point and a timber single glazed window. High-level blue fitted vanity storage cabinet.

#### Second Floor

Mini landing with lighting and painted door through to bedroom two.



#### Bedroom Two

Double bedroom with pine exposed floorboards. Two large Velux windows and fitted with cashmere woodgrain fitted eaves storage.

#### Rear Garden

A low maintenance sunny landscaped South West facing garden, which has a large area of sandstone paving, artificial lawn and raised retained flower bedding with sleepers. The garden has brick walling with a variety of plants and a timber gate through to the shared secure private orchard to the rear.

#### Orchard

There is a small charge of around £50 per year for a number of homes that have access to the shared orchard, which is used by the families to enjoy bbqs, get togethers and also just to peacefully enjoy the tranquil well kept orchard.

#### Location

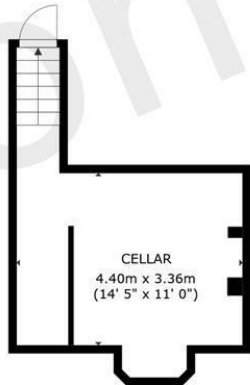
This Victorian home is situated in a quiet & trendy position, between Willes Road & Radford Road- the popular Leam Terrace, in a highly regarded residential address. Dating from the 1850's this terrace is in a sought-after conservation area, walking distance from Leamington train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam. There is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Easy walking distance to Leamington Spa train station (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).



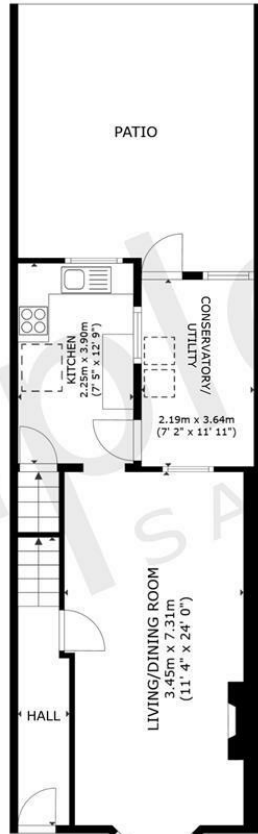


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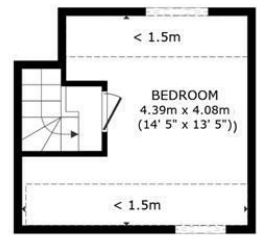
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA  
FLOOR 1 17.6 m<sup>2</sup> (189 sq.ft.) FLOOR 2 48.6 m<sup>2</sup> (523 sq.ft.) FLOOR 3 39.0 m<sup>2</sup> (420 sq.ft.)  
FLOOR 4 14.2 m<sup>2</sup> (153 sq.ft.)  
EXCLUDED AREAS : PATIO 23.3 m<sup>2</sup> (251 sq.ft.) REDUCED HEADROOM 2.8 m<sup>2</sup> (30 sq.ft.)  
TOTAL : 119.4 m<sup>2</sup> (1,285 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

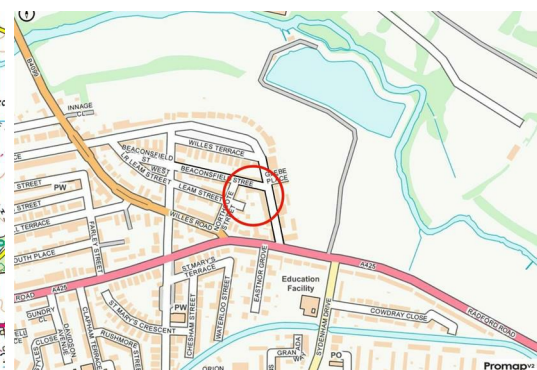
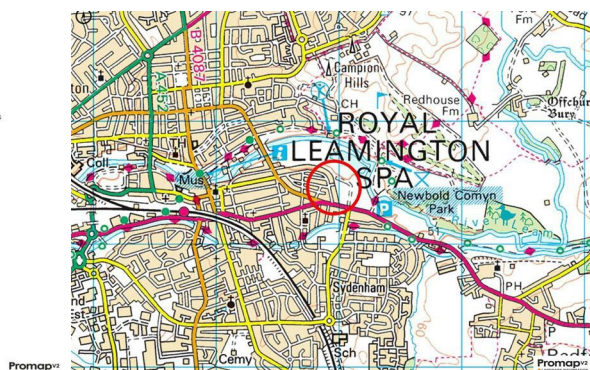
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- An Early Victorian Terrace
- Set Over Four Floors
- With Ultra Wide French Oak Flooring
- Loft Conversion
- Landscaped Garden

- Extended 1285 Sqft Home
- NO CHAIN
- Kitchen & Cellar
- Three Double Bedrooms
- Communal Private Orchard



## LEAM TERRACE, LEAMINGTON SPA

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

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92+plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>40</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |

EU Directive 2010/6/EC



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