



STRATHEARN ROAD, NORTH LEAMINGTON

complete ●●●
SALES & LETTINGS





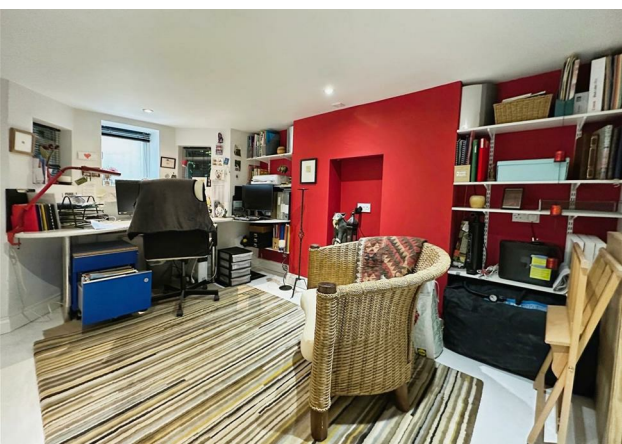
A popular 1880s Victorian home located in Milverton the very popular North West location of Leamington Spa- which has a lovely walk into town via Beauchamp Hill. The local area has several shops, pubs and sought-after schools such as Milverton Primary, Brookhurst Primary, Trinity School and also in the North Leamington School catchment. The home comprises of entrance hall, through lounge diner, an extended breakfast kitchen, a two-chamber cellar, two bedrooms and a family bathroom as well as a loft that can be accessed by further stairs. It has a beautiful landscaped south-west facing garden. This is one of the sort after most popular Victorian Streets in Leamington.

It's in the details...



Hallway

A painted timber door with a window above leads into the hallway, which has a fitted doormat, timber exposed floorboards, a large radiator, a picture rail, a painted staircase with a carpet runner that leads to the first floor and a painted door leads through to the lounge diner.



Lounge Diner

A continuation of the exposed timber floorboards, with timber bay sash window at the front with secondary glazing, there is a wonderful feature fireplace with limestone surround to a woodburning stove on a slate hearth. There is an alcove fitted cabinet with shelving, two radiators, a timber sash window to the rear, with secondary glazing, glazed door leads to the kitchen and a door down to the cellar.

Kitchen

The extended kitchen has granite worktops, painted kitchen units with chrome handles which include a fitted oven, four-ring gas hob, granite splash-back and extractor. Space and plumbing for a washing machine, space for an upright fridge freezer, downlighting, a one-and-a-half bowl, Franke inset stainless steel sink, with engraved drainer and mixer tap. There is a casement window to the rear, with secondary glazing and timber French doors to the garden. Tiled flooring.



Cellar

A carpeted staircase leads to the cellar, there is built-in useful shelving. The main chamber has fitted storage, double glazed windows to the front, a radiator, downlights and electrics. The second chamber has electrics and a shelf for a dryer and a freezer. A dry space that the owners use.

Landing

A carpet landing with a painted balustrade. The recently installed staircase leads to the loft and painted timber doors lead to the two bedrooms and bathroom.

Bedroom One

A full-width large bedroom, with high ceilings, fitted wardrobes, feature cast-iron fireplace, and two timber sash windows with secondary glazing. Radiator.



Bedroom Two

With a radiator and a timber sash window with secondary glazing. There is a built-in desk and wardrobe.

Bathroom

A spacious bathroom with white bath with a bi-folding shower screen,



Victorian-style mixer tap with hand-held shower attachment. There is a bidet, a toilet, a pedestal hand wash basin, a towel radiator with a three-column white radiator, down-lights and an airing cupboard housing the gas combination boiler. There is a timber sash window with secondary glazing. Tiled splash-backs.

Loft

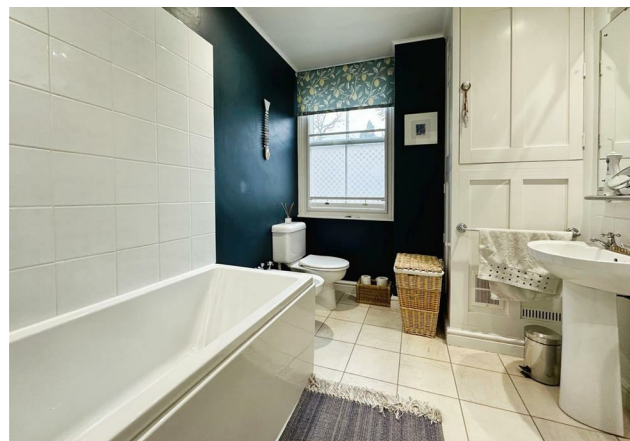
The loft is boarded has lighting, electrics and a large Velux window.

Rear Garden

A landscaped South West facing rear garden, a circular lawn with well-stocked bedding areas, planting, gravelled area, patio. Gardens are enclosed with brick walling with some trellis and planting. There is a gate through to the rear passageway- the owners keep a bike store here.

Location

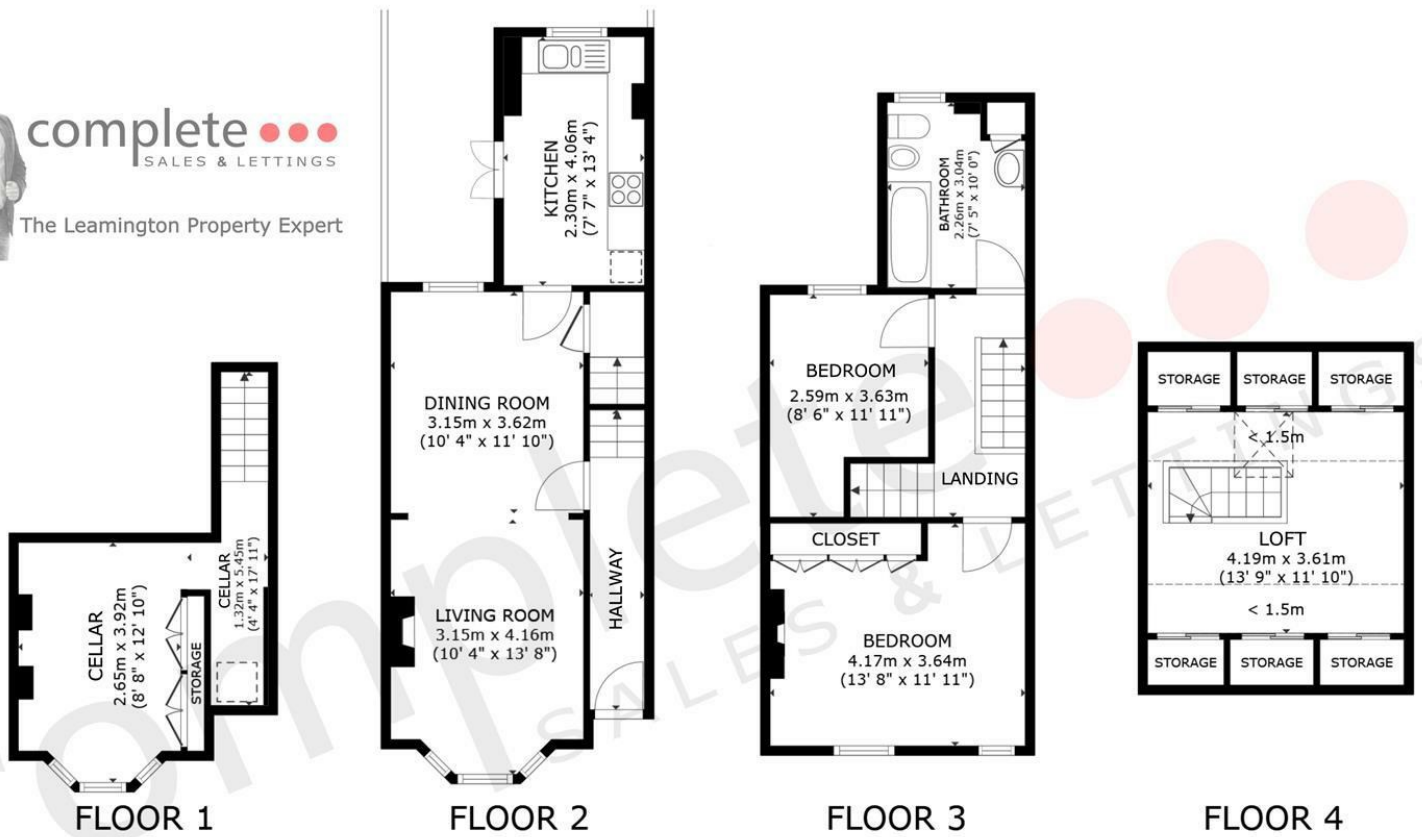
Strathearn Road is within the conservation area and occupies a sought-after location approximately half a mile northwest of the Royal Spa town centre just off Rugby Road. The immediate area includes some of the town's special period buildings in nearby Beauchamp Hill, Clarendon Crescent, and Milverton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





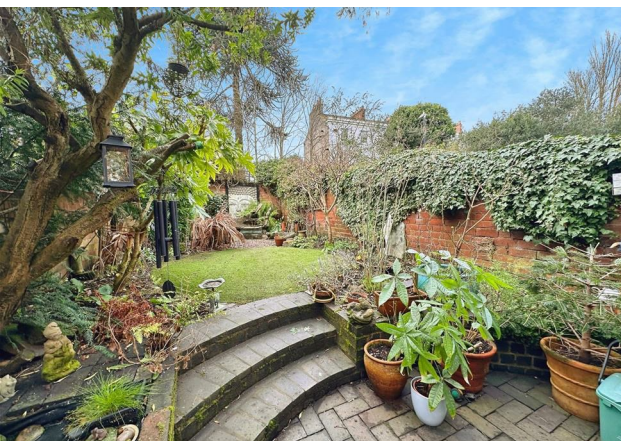
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The Leamington Property Expert



GROSS INTERNAL AREA
FLOOR 1 16.0 m² (172 sq.ft.) FLOOR 2 40.3 m² (434 sq.ft.) FLOOR 3 37.8 m² (407 sq.ft.)
FLOOR 4 16.1 m² (173 sq.ft.)
EXCLUDED AREAS : PATIO 32.2 m² (347 sq.ft.) REDUCED HEADROOM 6.7 m² (72 sq.ft.)
TOTAL : 110.3 m² (1,187 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.





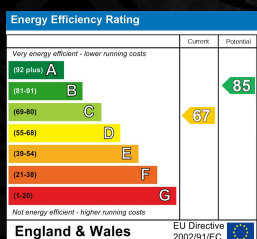
- Victorian Terrace
- Conservation Area
- Upstairs Bathroom
- Two Chamber Cellar
- Easy Walk To Town, Parks & Station

- Two Bedrooms
- Living/ Dining Room
- Useful Loft
- Extended Kitchen
- Good Local Schools



STRATHEARN ROAD, LEAMINGTON SPA

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



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