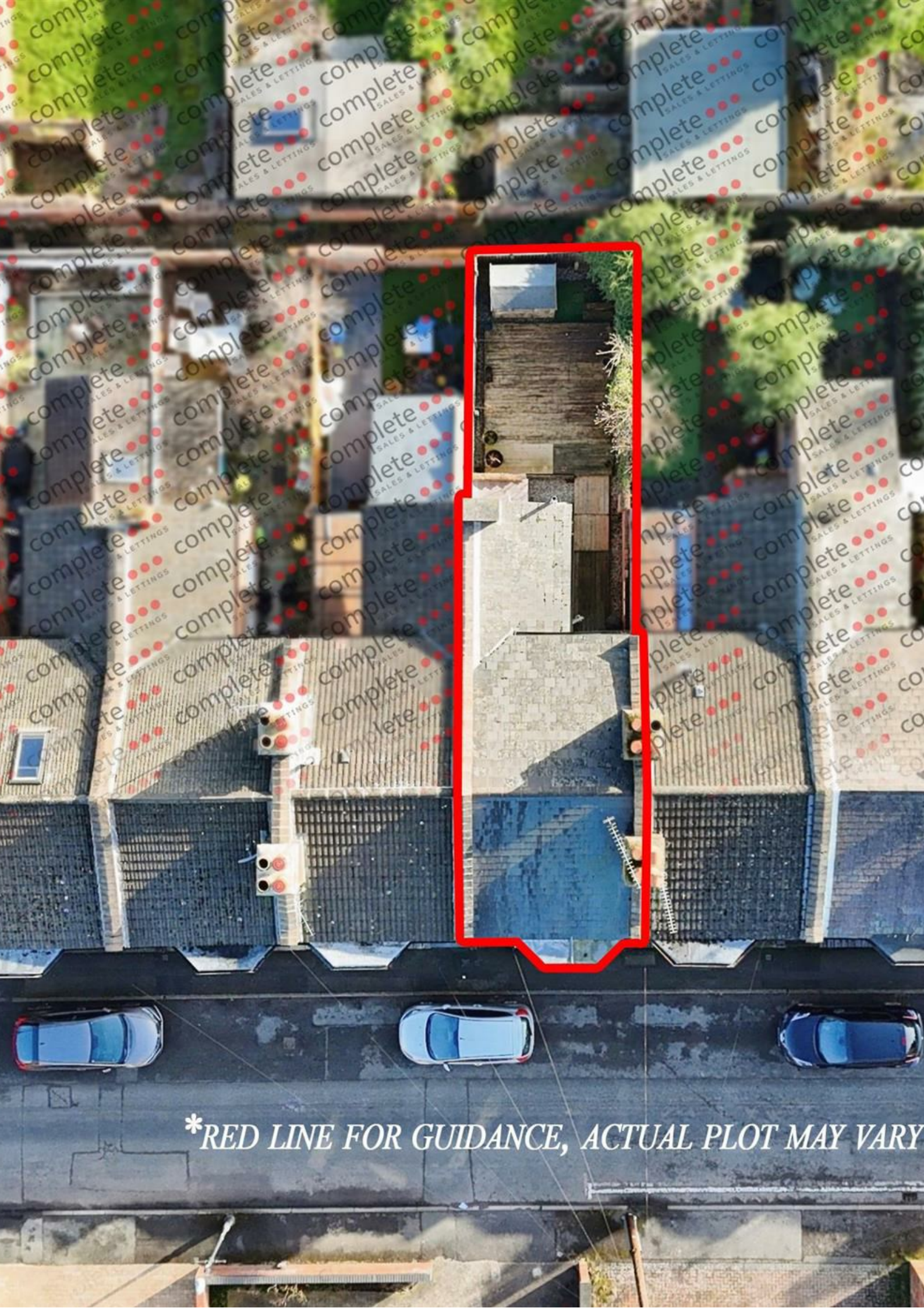


PLYMOUTH PLACE, SOUTH LEAMINGTON

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SALES & LETTINGS



**RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY*



A beautiful bay fronted Victorian terrace family home, previously rental accommodation. Situated close to the town centre of Leamington Spa, Jephson Gardens, the Pump Rooms & Leamington Spa railway station. The property is entered through the hallway with doors leading to living/dining room and then to a fully fitted stylish kitchen, a further door leads to the converted basement. The first floor houses two generously proportioned double bedrooms and a very good sized family bathroom with separate shower enclosure and jacuzzi style bath. Outside, to the rear, there is a southerly facing courtyard garden with a small outbuilding with power.

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

Entrance Hall

Timber front door leading to entrance hall with stained solid wood floorboards, central heating radiator, ceiling light points, stairs to the first floor and doors to the lounge and dining room.

Lounge

Spacious, fully carpeted lounge featuring a charming bay window with shutters for added privacy. The room is highlighted by a cozy gas fireplace with a marble surround, a central heating radiator, and elegant spotlights throughout. Convenient double doors lead to the dining room.

Dining Room

This inviting room features solid wood floorboards, a sash window to the rear, and a central heating radiator for year-round comfort. Doors lead to both the kitchen and basement, offering practicality and charm in a well-connected space.

Kitchen

This elegantly designed grey kitchen boasts solid wood work surfaces, complemented by tiled splashbacks and a Belfast sink with a mixer tap. Equipped with a four-ring gas hob, electric oven, and a matt black stainless steel extractor fan, the space offers both style and functionality. Additional features include integrated fridge and freezer, tiled flooring, and space for a washer/dryer. A glass door provides access to the rear garden.

Basement

A fully functional basement featuring laminate flooring, a central heating radiator, and three small windows at street level that provide natural light. The space is enhanced by spotlights, offering a versatile area for various uses.

Bathroom

This spacious family bathroom is mostly tiled, offering both style and functionality. It features a corner shower enclosure, a low-level flush WC, and a ceramic sink with an elegant vanity unit for added storage. The large jacuzzi-style bath, complete with mixer taps, provides a relaxing retreat. The room is illuminated by spotlights, and an obscured window to the rear elevation allows natural light while maintaining privacy, creating a tranquil and inviting space.



First Bedroom

A spacious double bedroom, fully carpeted for added comfort. The room is enhanced by charming sash bay windows, allowing plenty of natural light to fill the space. A central heating radiator ensures year-round comfort, while spotlights provide a modern touch and create a bright, inviting atmosphere.

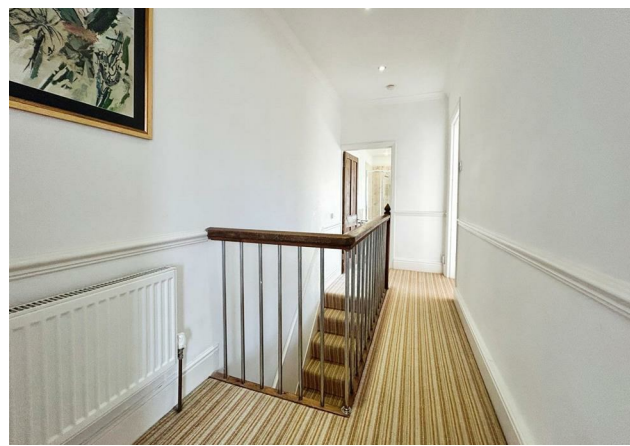
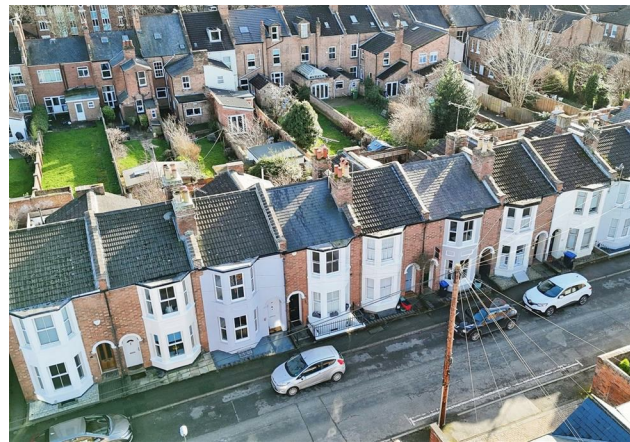
Second Bedroom

A well-sized double bedroom featuring a double-glazed window to the rear elevation, allowing for an abundance of natural light. The room is complemented by a central heating radiator for comfort and modern spotlights, creating a bright and welcoming space.

Rear Garden

Parking

This property has on street parking only.



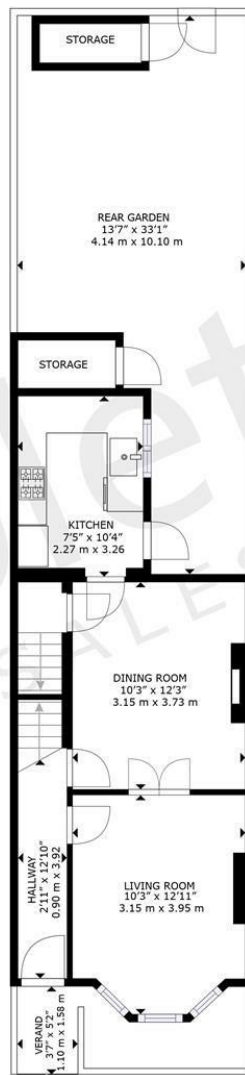
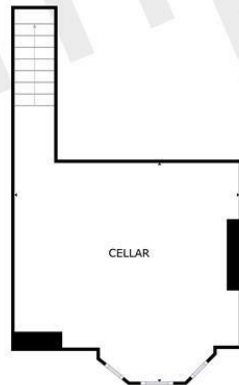
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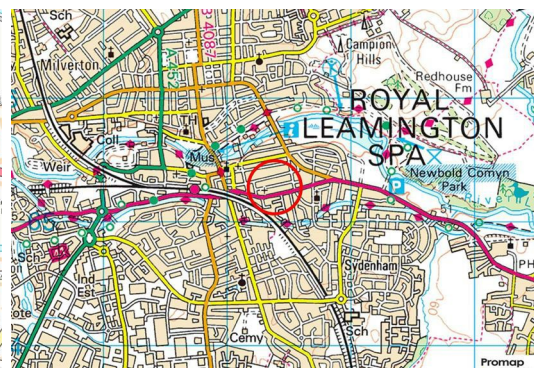
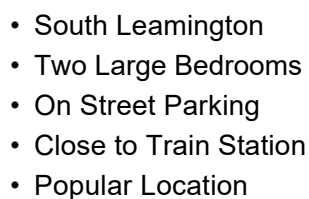
GROSS INTERNAL AREA

FLOOR 1: 1,059 sq. ft, 140 m², FLOOR 2: 408 sq. ft, 37 m²

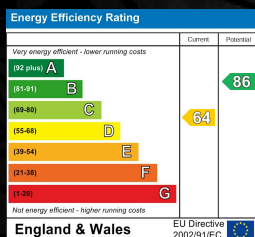
FLOOR 3: 416 sq. ft, 38 m², TOTAL: 1,883 sq. ft, 174 m²

EXCLUDED AREA :PATIO: 360 sq. ft, 33 m², VERANDA: 18 sq. ft, 1 m²





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



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