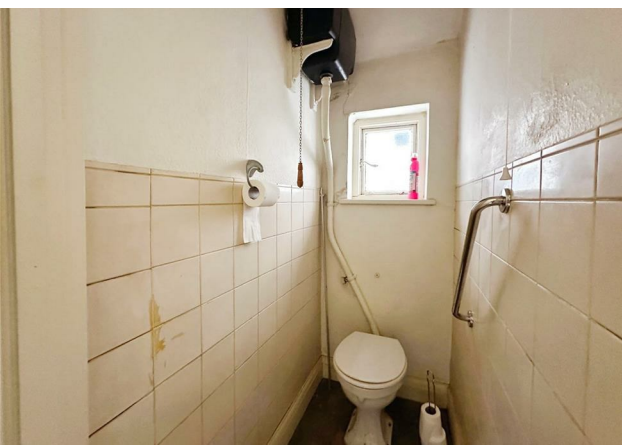




LEAM TERRACE, TOWN CENTRE

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SALES & LETTINGS





A charming semi-detached home in the highly sought-after and fashionable conservation area of Leamington Spa built in 1924. This character-filled property is offered with no onward chain and retains many original period features, but requires renovation and modernisation to reach its full potential. Nestled amongst some of the finest Georgian and Victorian homes, it enjoys a prime central location, just a stone's throw from the town centre, with excellent proximity to the train station, beautiful parks, and vibrant amenities. The home comprises a storm porch, entrance hall, guest WC, two reception rooms, a lean-to conservatory, and a kitchen. Upstairs, there are three bedrooms, a bathroom, and a separate WC. The property further benefits from a modern boiler, a generously sized rear garden, and a charming walled front garden—a fantastic opportunity for those looking to restore and enhance a period home in one of Leamington's most prestigious locations.

It's in the details...

Hallway

The original painted door with a side matching window leads into the hallway, which is a good size. There are stairs to the first floor, a modern radiator and a door to a downstairs toilet that has a timber window.

Living Room

A bay fronted living room, with a radiator and fireplace.

Dining Room

With a gas fireplace, radiator, picture rail and uPVC double glazed doors to the conservatory.

Lean-To Conservatory

Timber-built conservatory polycarbonate roof and doors to the garden.

Kitchen

A basic kitchen with some original built-in cupboards, storage under the stairs, a modern Gas boiler, a uPVC double window with a nice view of the garden and a timber glazed door to a side passage.

Landing

Carpeted landing with balustrade, timber window to the side elevation and loft hatch which has a ladder to the boarded loft. There are panelled original 1930s doors to the three bedrooms, bathroom and separate WC.

Bedroom One

A spacious double room with a uPVC double glazed bay window to the front there is a decorative fireplace, radiator and a picture rail.

Bedroom Two

A good-sized second bedroom with uPVC double glazed window and a radiator.

Bedroom Three

The good size for the bedroom which is a built-in wardrobe, radiator, picture rail, original fireplace and a uPVC double glazed window.

Bathroom

With an airing cupboard with a hot water tank and a uPVC double glazed window. Bath and sink.

Separate WC

With a high-level flush toilet and a timber window.



Rear Garden

Good size rear garden, with a variety of trees and small bushes and plants. There is a pathway that leads to a shed at the back. The garden is retained with fencing and brick walling. There is a gated passage to the front.

Front Garden

There is a wall, front garden pathways, a small tree and lots of planting. A timber to the side passage and a brick arch storm porch to the front door.

Other Information

There was subsidence a long time ago down the right-hand side-underpinned in 1987. Certificate of building control on file.

Location

This semi-detached home is on the popular Leam Terrace, a highly regarded residential address. Dating from the 1920's this delightful home is in a sought-after conservation area, walking distance to Jephson's Gardens, Victoria Park and Pump Rooms 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 excellent schools in Leamington Spa and Warwick locations. Easy walking distance to Leamington Spa train station (trains to





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GROSS INTERNAL AREA

FLOOR 1: 716 sq. ft, 66 m², FLOOR 2: 654 sq. ft, 60 m²

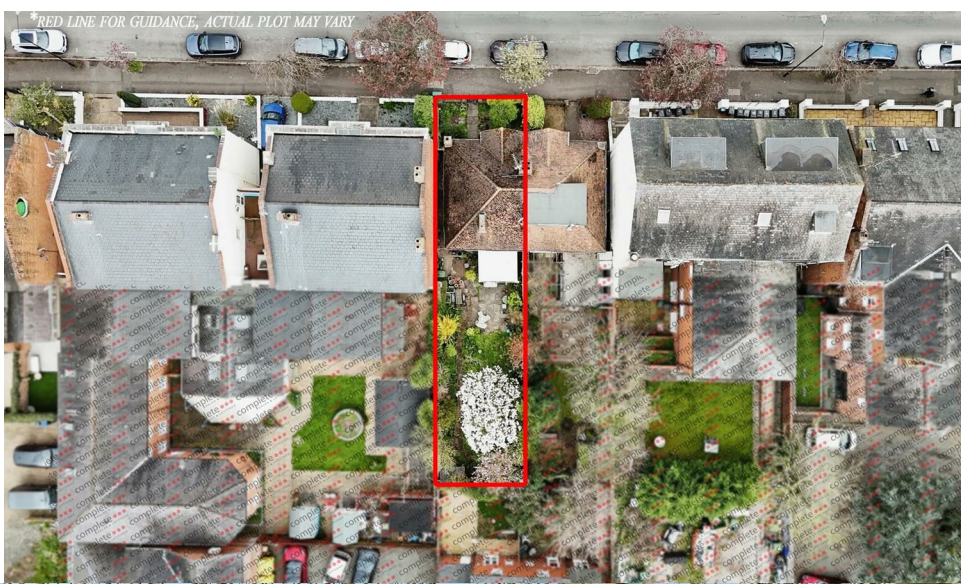
TOTAL : 1,370 sq. ft, 126 m²

EXCLUDED AREA: VERANDA: 403 sq. ft, 37 m², PATIO : 1,747 sq. ft, 162 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

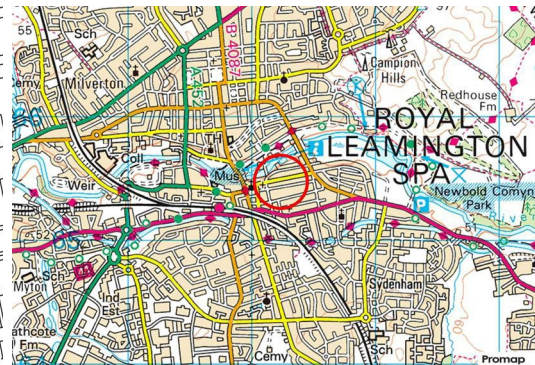
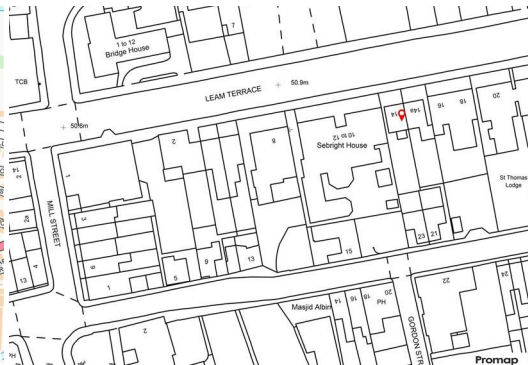


London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).



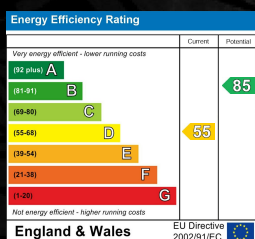


- 1920's Semi Detached
- Refurbishment Required
- Bay Fronted Lounge
- Lean To/ Conservatory
- Bathroom & Guest WC
- Very Central Leamington
- Three Bedrooms
- Dining Room
- Guest Wc
- No Chain



LEAM TERRACE, LEAMINGTON SPA

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



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