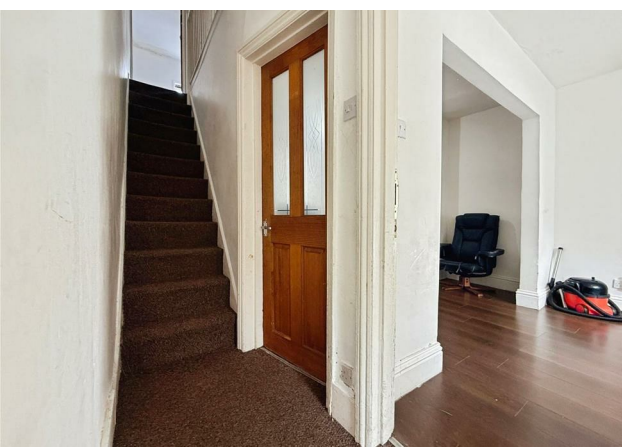
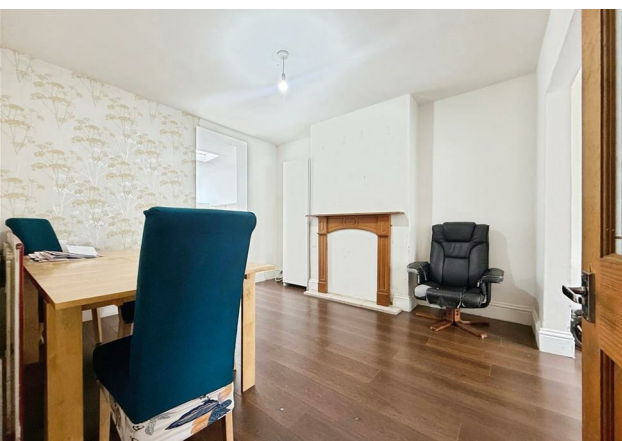
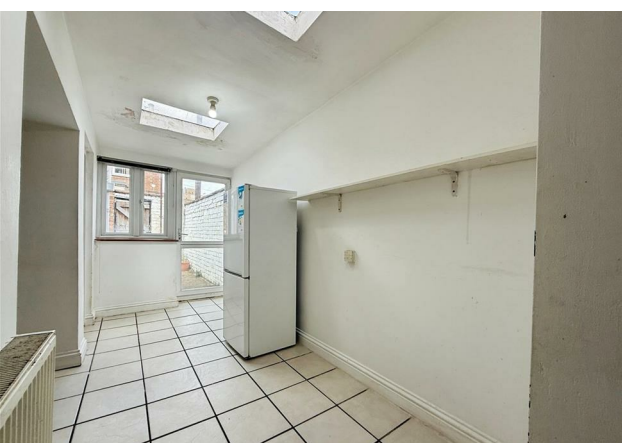




EAGLE STREET, TOWN CENTRE

complete ● ● ●
SALES & LETTINGS





Investment opportunity or ideal first time buy! Offered to the market with no onward chain, this three-bedroom end-terrace property is perfect for buyers looking to put their own stamp on a home. In need of modernisation, the accommodation comprises an entrance hallway, a spacious open-plan living and dining area, and a single-storey rear extension with a flat roof, offering a breakfast area off the kitchen. A ground floor bathroom completes the downstairs layout. Upstairs, the property features three well-proportioned bedrooms.

This home sits on the doorstep of the recreation ground, Shrubland Street Community Primary School and convenience stores. Located in the heart of town this location is also just a short walk away from the train station and Parade.

Entrance Hallway

Hallway carpeted with stairs raising to the first floor and two doors flowing off into;

Living/Dining Room

Open plan living dining room with wood effect vinyl flooring, two pendant light points, wall mounted radiators and double glazed bay window to the front elevation.

Kitchen/Breakfast/Utility Area

An extended kitchen breakfast space with a continuation of tiled flooring throughout, fitted kitchen to one side with a range of high and low level units, tiled splashback, stainless steel sink with mixer tap and space and plumbing for appliances. There is then further space in the room for a breakfast area or utility space.

Downstairs Bathroom

A further extension to the property provides a well sized downstairs bathroom, part tiled with a three-piece suite including; bath with shower over, wash basin within vanity unit with chrome mixer tap and toilet. There is then a wall mounted radiator and double glazed obscure window to the side elevation. The bathroom also houses the boiler.

Stairs Rising To First Floor Landing

Carpeted with doors leading to;

Bedroom One

The master bedroom a large double room with wall mounted radiator, pendant light point and UPVC double glazed window to the front elevation.

Bedroom Two

A further double room with pendant light point, wall mounted radiator and UPVC double glazed window to the rear elevation.

Bedroom Three

A single room with double glazed window to the rear elevation, pendant light point and wall mounted radiator.

Garden

Accessed off the breakfast room via a UPVC double glazed door is a secure walled courtyard garden with rear gate allowing access to side alley.

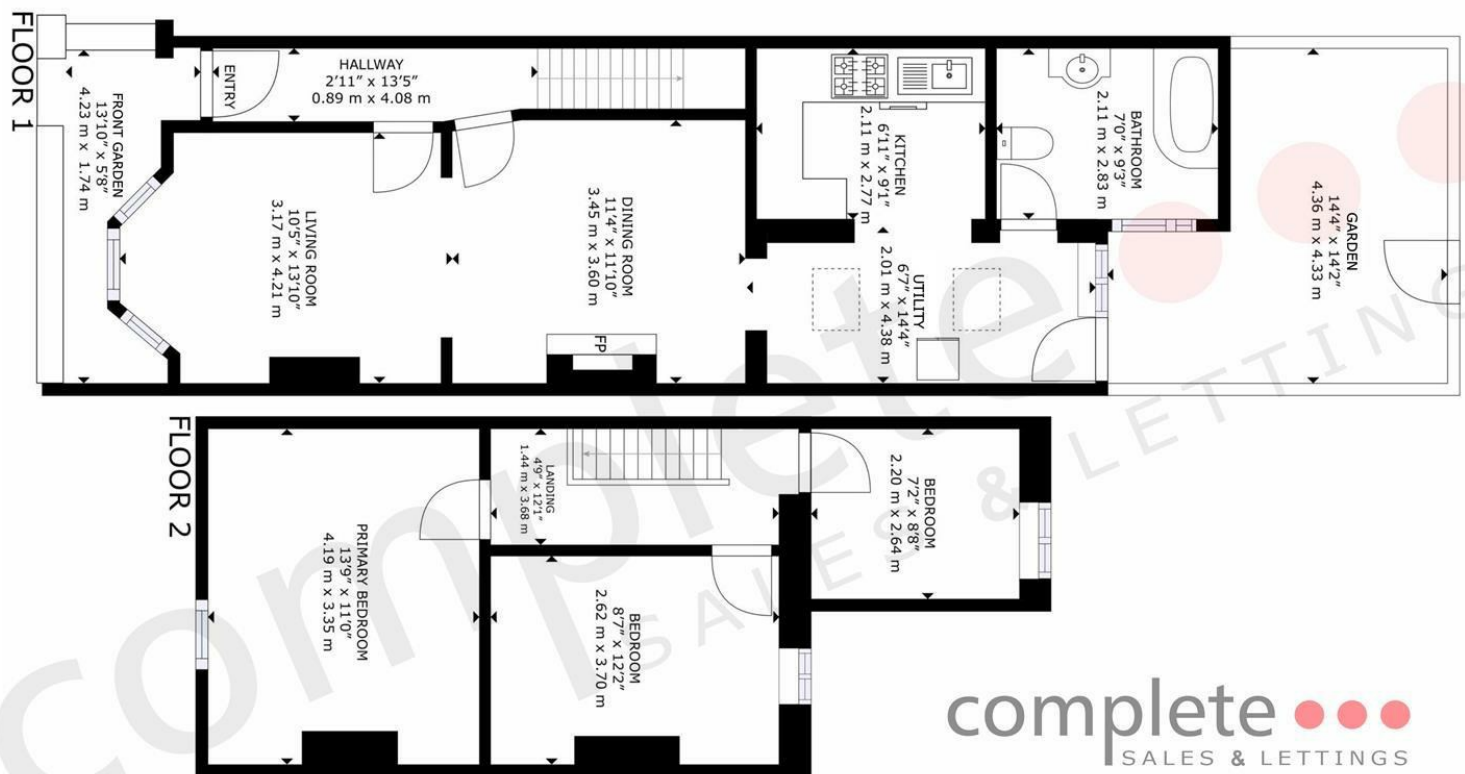
Location

A secluded, residential neighbourhood with plenty of on-street parking. The house is situated on a pedestrian only part of the street, within walking distance to Shrubland Street Primary School, the Church of St John the Baptist (on Tachbrook St) and the Krishna Temple (on Crown Terrace). Good for local walks and green spaces, Eagle Recreation Ground and



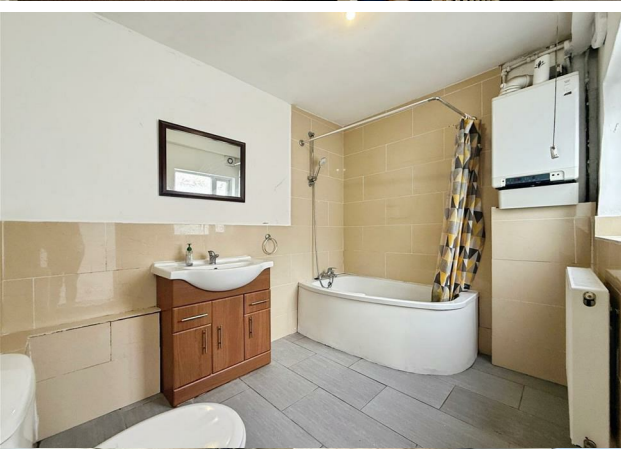
children's play area (within 50m) and the Grand Union Canal. Convenient for shops, independent cafes, and restaurants on Brunswick Street and just a 20-minute walk into Leamington's vibrant town centre. A 3-minute drive/15 minute walk to Leamington train station, which has direct links to London, Birmingham, and many other cities. Local road links such as the M1, M40, and A45.





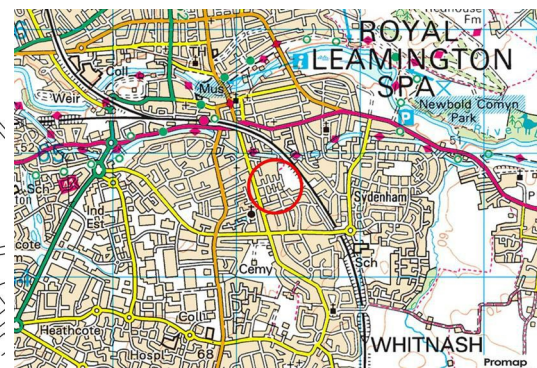
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SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR 1: 576 sq. ft, 53 m², FLOOR 2: 416 sq. ft, 38 m²,
TOTAL: 992 sq. ft, 92 m²,
PATIO: 157 sq. ft, 14 m², VERANDA: 48 sq. ft, 4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- End Terrace
- Three Bedrooms
- Open Plan Reception Room
- Downstairs Bathroom
- Courtyard Garden
- In Need Of Renovation
- Entrance Hallway
- Extended kitchen/Dining Room
- Bay Fronted
- No Chain



EAGLE STREET, 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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

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