



EDINBURGH CRESCENT, TOWN CENTRE

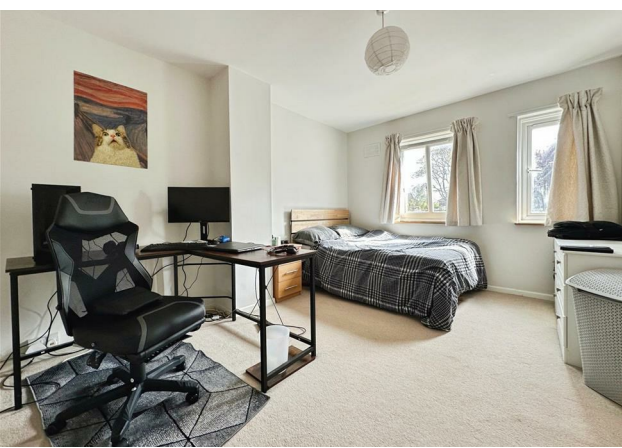
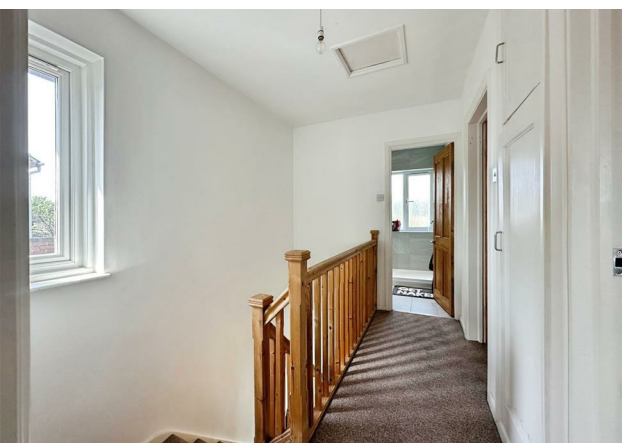
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SALES & LETTINGS





"If you are looking for a house with potential for extension (Subject to planning) this could be the answer. But also if you are want a large garden for a family this will be perfect!"





A well-presented semi-detached home located just south of Leamington Spa's vibrant town centre, only a few minutes' walk from the train station—perfect for commuters. Positioned on an expansive corner plot, the property offers excellent potential for extension or development, subject to the necessary planning permissions. The spacious accommodation includes an entrance hall, comfortable lounge, open-plan kitchen diner, three well-proportioned bedrooms and a stylish modern shower room. Outside, the property features generous front and rear gardens, along with off-road parking for 2–3 vehicles. This attractive home is offered to the market with no onward chain.

It's in the details...

#### Approach

The property is approached through metal gates to the front and a pathway leads down to the storm porch with canopy and the uPVC double glazed entrance door.

#### Hallway

With timber effect laminate flooring, a radiator, understair storage cupboard and a carpeted staircase with timber balustrade these to the first floor and there is a uPVC double glaze window. Internal glazed doors to the living room and kitchen diner.

#### Living Room

With a uPVC double glazed window to the front and side elevations and a radiator.

#### Kitchen Diner

With a continuation of the timber effect laminate flooring. There was a gloss cream fitted kitchen with timber effect worktops, a 1 & 1/2 a stainless steel sink, a mixer tap, space & plumbing for washing machine, space for a dishwasher, fitted oven, four ring gas hob, glass splashback and extractor. There is a radiator and recessed area with more fitted units including the gas combination boiler there is a uPVC double glazed window and a door to the garden.

#### Landing

Carpeted landing with timber balustrade, a uPVC double glazed window, timber doors to the bedrooms and bathroom. There was a timber airing cupboard with shelving and a loft hatch to the boarded loft.

#### Bedroom One

Spacious double bedroom with fitted wardrobes, a double radiator, and two uPVC double glazed windows to the front.

#### Bedroom Two

Double bedroom with two uPVC double glazed windows overlooking the garden. There's a radiator and a fitted wardrobe.

#### Bedroom Three

Good size 3rd bedroom, with a radiator and a uPVC double glazed window to the front,

#### Shower Room

A stylish fully tiled shower room which has a vanity unit, with sink and surface mounted mixer tap, a concealed waste toilet, large walk-in shower enclosure with glass screening with flipper panel. There is a rainfall





RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY

thermostatic shower of handheld detachment. A chrome towel radiator, downlights And a UPVC double glazed window.

#### Rear Garden

A huge corner plot garden laid all lawn enclosed with timber fencing and has a large raised deck with balustrade.

#### Front & Parking

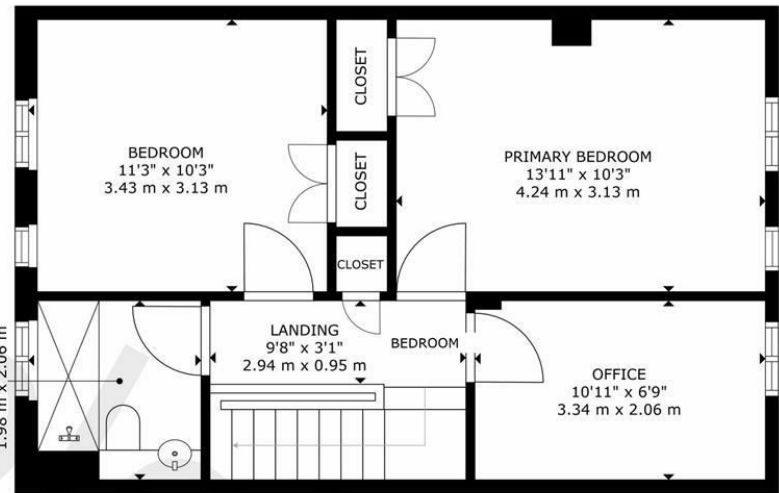
A large frontage with a sleeper retained gravel area, a rectangle lawn and pathways. There is metal gates that lead to the Parking for 2 to 3 cars.

#### Location

The property is located to the South of Leamington Spa, within walking distance to Leamington Spa town centre and all that it has to offer; Independent retailers, specialist boutiques and national chains are found in the Royal Priors Mall and the attractive nearby streets, along with over forty restaurants, bars, brasseries and gastropubs. The property is ideally situated for the commuter, with the A46, the M40 close by. There is an excellent rail service from Leamington station which is minutes walk - Regular trains to Birmingham and London Marylebone.



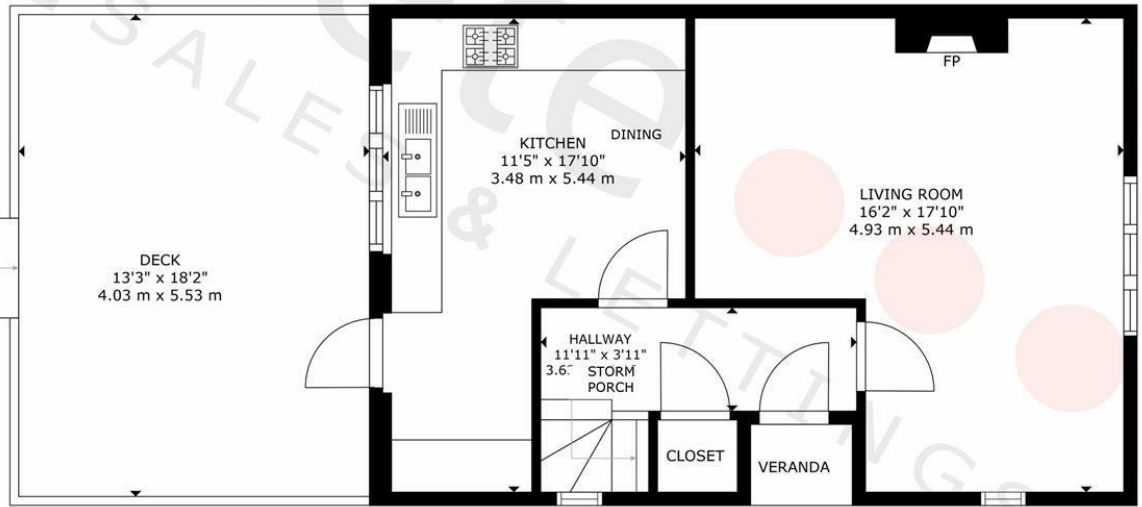




FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 484 sq. ft, 45 m<sup>2</sup>, FLOOR 2: 482 sq. ft, 44 m<sup>2</sup>  
TOTAL: 966 sq. ft, 89 m<sup>2</sup>  
EXCLUDED AREA: DECK: 240 sq. ft, 22 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



The Learnington Property Expert







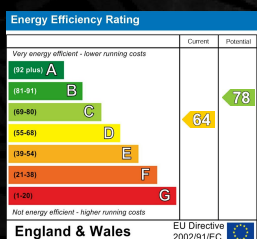
- Semi Detached
- Lounge
- Upstairs Bathroom
- Development Opportunity\* STPP
- Off Road Parking

- Three Bedrooms
- Kitchen Diner
- Large Corner Plot
- Walking Distance To Station & Town
- No Chain



## EDINBURGH CRESCENT, LEAMINGTON SPA

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



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