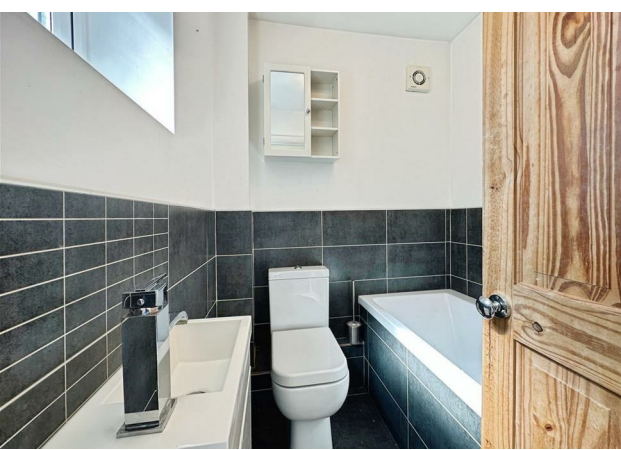




NEWBOLD PLACE, TOWN CENTRE

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SALES & LETTINGS





A Victorian end terrace in the very heart of Leamington Spa, close to the main entrance of beautiful Jephson Gardens that hugs the banks of the River Leam. This spacious Victorian home comprises an entrance hall, a living room, a kitchen diner, A utility area, a ground floor bathroom, a cellar, three bedrooms on the first floor and a stylish shower room. The property has a courtyard garden and is offered with no onward chain. The location is superb, enjoying the vibrant town and living. A huge selection of restaurants, shops and lots of other things to do on your doorstep! Close proximity to the Leamington train station.

It's in the details...

Entrance Hall

Timber painted door leads into the hallway, which has dark oak effect engineered flooring, timber window to the front, down-lights, a radiator, stairs lead to the first floor and timber doors to the kitchen diner and living room.

Living Room

A decorative open fire-place, features wallpaper to the alcoves, a radiator and a timber conservation double glazed sash window to the front.

Kitchen Diner

With dark timber engineered oak flooring, a white gloss fitted kitchen, which includes beech worktops, with a single bowl stainless steel sink with a mixer tap and drainer, space for an electric oven, space and plumbing for a washing machine, space for an upright fridge freezer. There's an extractor above the oven space, a UPVC double-glazed window to the side and an open doorway through to the utility section. A decorative fireplace with brick arch, downlighting, ceiling speakers and a uPVC double glazed door to the garden.

Utility Area

Plumbing for washing machine, shelf for a dryer, a uPVC double glazed door to the garden and a timber door to the ground floor bathroom

Bathroom

White suite comprising a bath with a central mixer tap, with a handheld attachment. There is a toilet, a vanity basin with mixer tap, a chrome towel radiator, a bath, tiled walls, a uPVC double glazed window and an extractor.

Landing

A carpeted landing with painted balustrade, downlights, airing cupboard with the gas boiler. Loft hatch with a pull-down ladder to the partly boarded loft. Doors lead through to the three bedrooms and the shower room.

Bedroom One

A double bedroom with a timber conservation double glazed sash window and a radiator. A decorative feature fireplace, with painted surround and a wallpapered chimney breast.

Bedroom Two

A double bedroom with a timber conservation double glazed sash window and a radiator.



Bedroom Three

A single bedroom timber double glazed conservation sash window to the rear and a radiator.

Shower Room

A stylish shower with a glass quadrant shower enclosure that has a mains thermostatic shower. There is a vanity unit with a large ceramic bowl sink with a mixer tap, a toilet, a chrome towel radiator, downlights, an extractor, a high-level glass block window and half-tiled walls.

Cellar

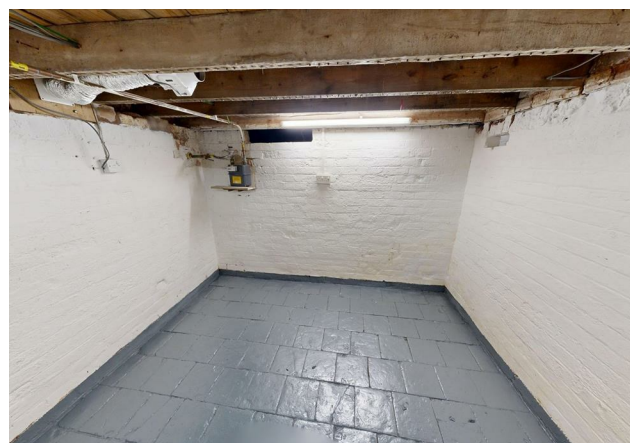
A one-chamber cellar with power & lighting and a radiator.

Rear garden

There is a courtyard garden and a gated side passage for rear access.

Location

Being positioned less than a quarter of a mile from the Parade, at the heart of Leamington Spa town centre, which offers a wide range of cafés, restaurants and retail outlets. For convenience, there is a local supermarket within a quarter of a mile, while the Royal Spa Centre and the beautiful Jephson Gardens are less than 200 yards from the property. Leamington Spa railway station, with its direct links to London, Birmingham and a wide range of service centres, is less than 3/4 of a mile away. It is close to the town centre and there is on-street parking available with a resident's permit.



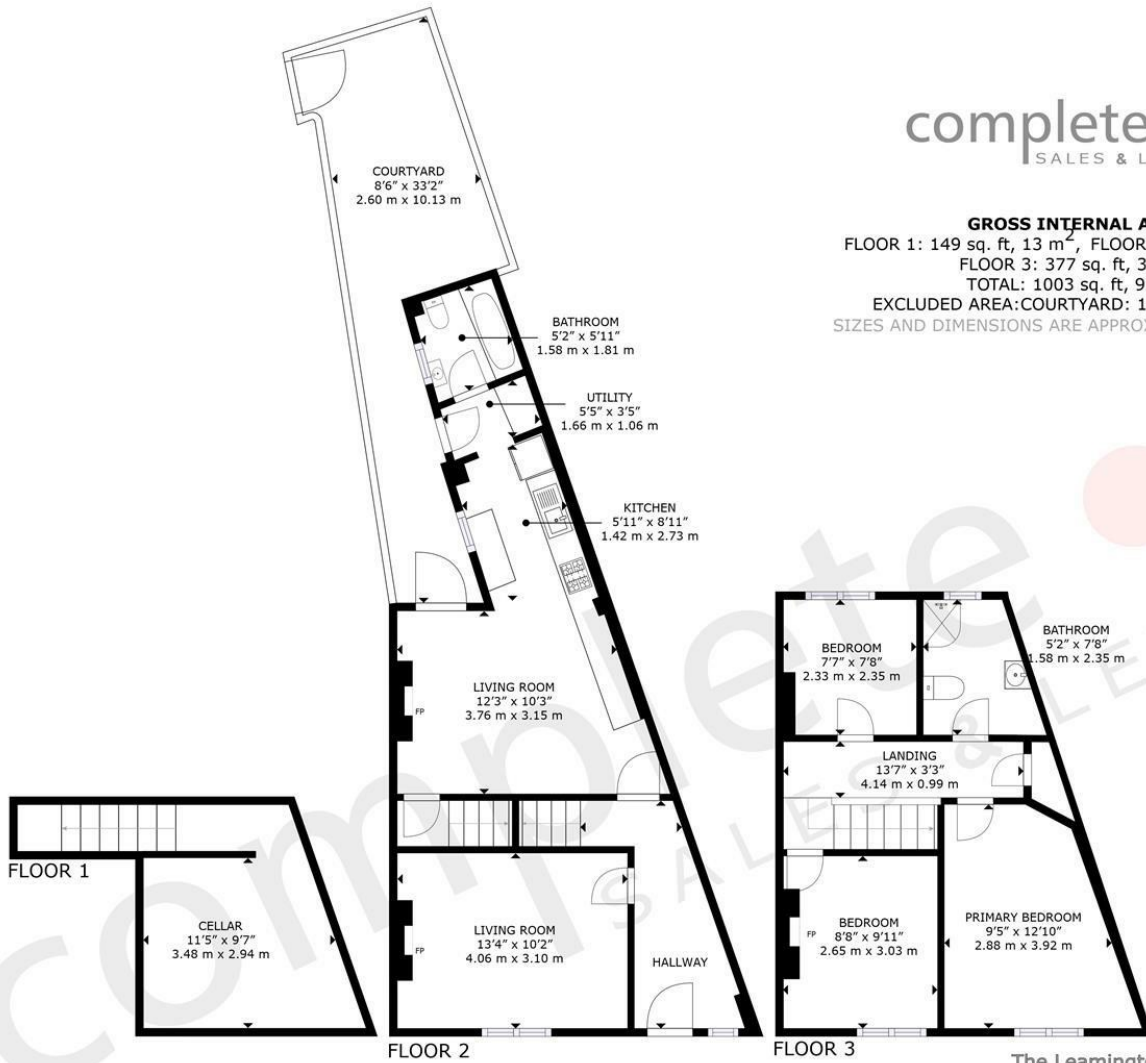
GROSS INTERNAL AREA

FLOOR 1: 149 sq. ft, 13 m², FLOOR 3: 427 sq. ft, 44 m²

FLOOR 3: 377 sq. ft, 35 m²

TOTAL: 1003 sq. ft, 92 m²

EXCLUDED AREA: COURTYARD: 189 sq. ft, 17 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY



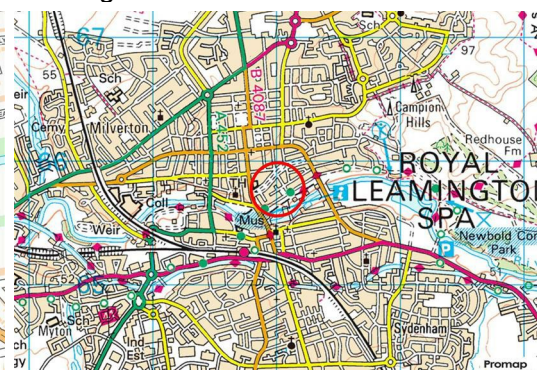
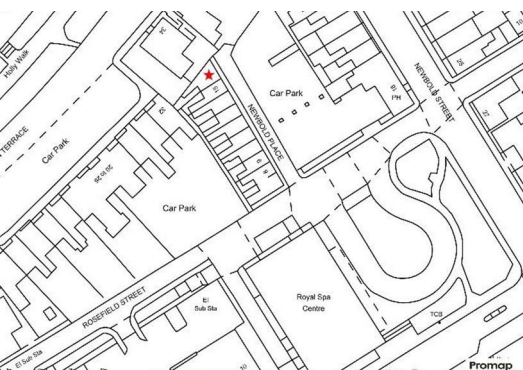
The Leamington Property Expert





- Victorian End Terrace
- Living Room
- Utility Area
- Upstairs Shower Room
- Cellar & No Chain

- Three Bedrooms
- Open Plan Kitchen Diner
- Ground Floor Bathroom
- Courtyard Garden
- Very Central Leamington



NEWBOLD PLACE, 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	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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