

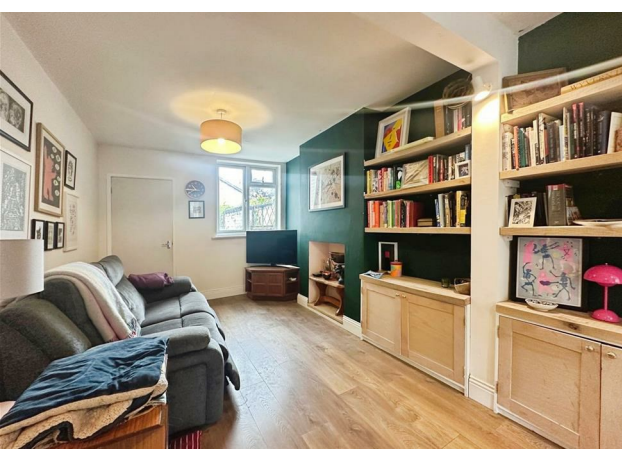
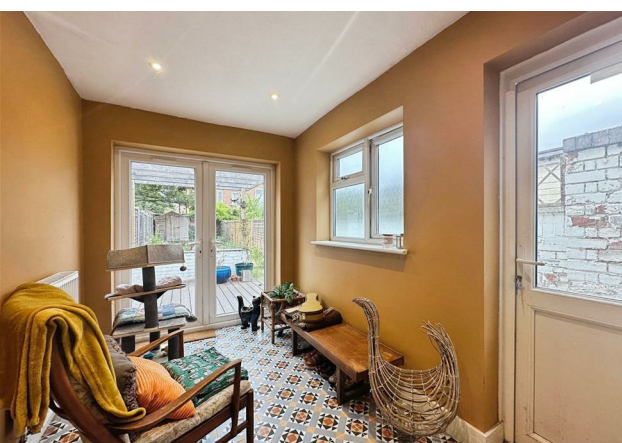


ST GEORGES ROAD, TOWN CENTRE

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SALES & LETTINGS

RED LINES AREA GUIDE - ACTUAL PLOT MAY VARY





An extended Victorian bay-fronted home situated in the heart of South Leamington, within easy walking distance of the vibrant town centre, train station, local shops, and parks. The characterful property offers an entrance hall, a spacious open-plan lounge diner, a kitchen and a charming garden room ideal for relaxing or entertaining. Upstairs, there are two double bedrooms and a stylish family bathroom. Outside, the property boasts a rear garden with a pergola, perfect for summer evenings. This superb location is especially convenient for commuters needing access to Jaguar Land Rover, the M40, and the direct train service to London Marylebone.

It's in the details...

Hallway

A red composite entrance door leads into the hallway, which has tiled flooring, a radiator and a carpeted staircase leads to the first floor. The open doorway leads to the lounge diner.

Lounge /Dining Room

An open plan space, with timber effect laminate flooring, a uPVC double glazed bay window at the front, fitted alcove storage cupboards and shelving. A uPVC double glazed window to the rear and a door through to the kitchen.

Kitchen

A white kitchen with timber worktops which include a one-and-a-half bowl stainless steel sink with mixer tap, a four-ring gas hob, with an extractor and oven below. Plumbing for a washing machine and a uPVC double glazed window to the side. Open doorway through to the garden room and there is open storage under the stairs.

Garden Room

Down lighting, a radiator, pattern tiled flooring, a uPVC double glazed window and a half uPVC double glazed door to the side. UPVC double glazed French doors to the rear garden.

Landing

A carpet landing with doors to the two bedrooms and bathroom. A large loft hatch.

Bedroom One

A large double bedroom with a radiator and a uPVC double glazed window to the front.

Bedroom Two

A double bedroom with a radiator and a uPVC double glazed window to the rear.

Bathroom

Fitted to a p-shaped bath with a glass shower screen and a mains rainfall thermostatic shower with a handheld attachment. There is a hand basin with vanity storage, a toilet and a door to a cupboard housing the gas boiler. There is a radiator and bevel-edged half-tiled walls. A uPVC double glazed window.

Rear Garden

There is an area of composite decking with a pergola and retaining wall. A pathway across the garden for a gate to access this property and the

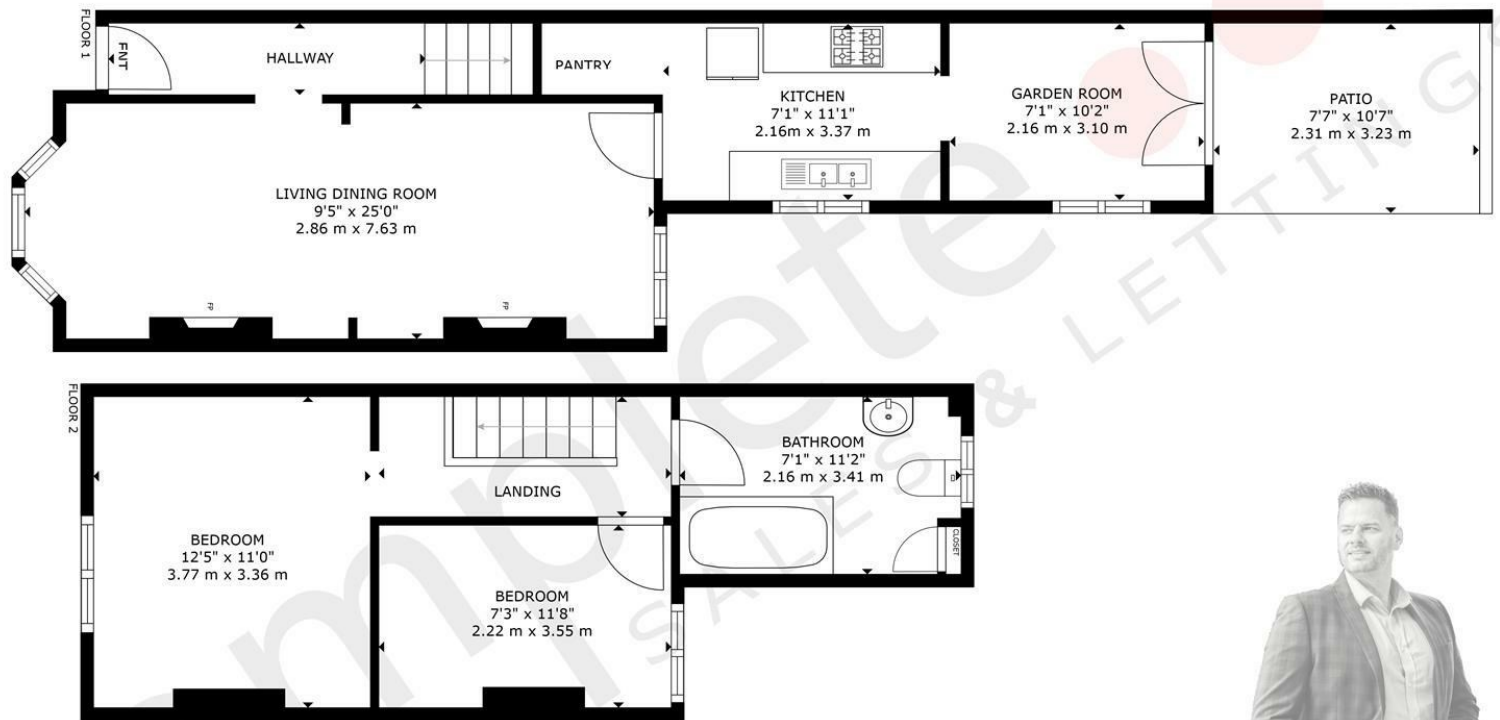


neighbours. The main garden is laid to lawn, with a raised area at the rear.

Location

The property is located to the South of Leamington Spa within easy walking distance to the town centre with all that it has to offer - such as a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live. The Eagle recreation ground is nearby. The road links offer great access to the surrounding areas and are within walking distance to the train station, which has direct links to London and many other cities, as well as major road links such as the M1, M40 and A45. There are local amenities very close by, as well as parks (The closest being Eagle recreation grounds) and shopping areas such as The Parade and The Shires Retail Park.



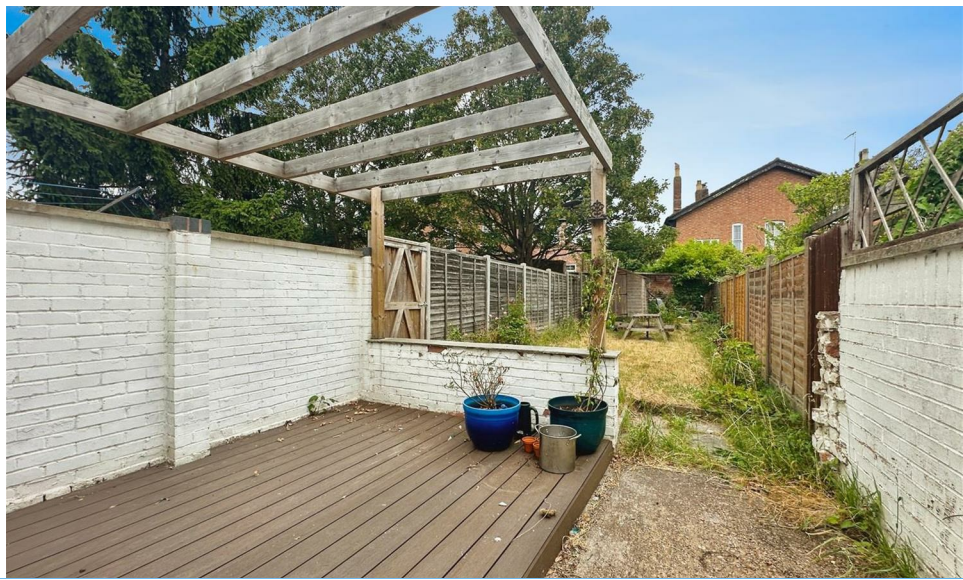


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GROSS INTERNAL AREA
FLOOR 1: 451 sq. ft, 41 m², FLOOR 2: 366 sq. ft, 34 m²
TOTAL: 817 sq. ft, 75 m²
EXCLUDED AREAS: PATIO: 80 sq. ft, 7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

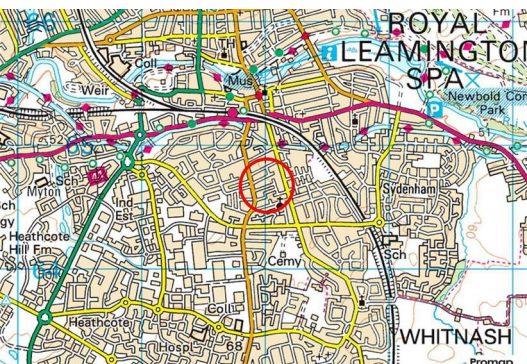


The Leamington Property Expert





- Victorian Terrace
- Two Double Bedrooms
- Lounge/Diner
- Garden Room
- Close to Station & Town
- Extended Home
- Upstairs Bathroom
- Kitchen
- Rear Garden & Pergola
- Ideal FTB



ST GEORGES ROAD, 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	
A (92 plus)	81
B (81-91)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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