

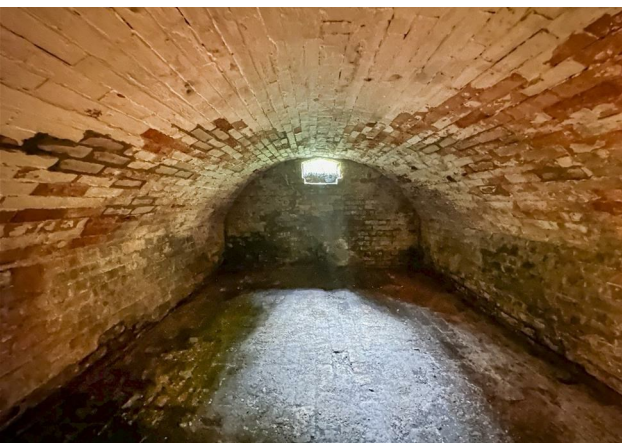


LEAM TERRACE,

complete ●●●
SALES & LETTINGS

RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY





A striking four-storey Grade II listed townhouse, dating back to the 1830s, set within the highly desirable conservation area in the heart of Leamington Spa town centre. Brimming with character and historic charm, the home boasts elegant high ceilings, sash windows and a wealth of period features blended with modern comforts. The accommodation features a charming front garden, a grand entrance hall, a bay-fronted living room, a flagstone-floored dining room, a modern breakfast kitchen, a guest WC, and a versatile three-chamber basement. On the upper floors, there are two spacious bedrooms and a bathroom on the first floor, with a third bedroom on the second floor. Externally, the property enjoys a paved courtyard and a two-area lawned garden, perfect for relaxing or entertaining, along with the rare benefit of a brick-built garage. The location is outstanding—just moments from the vibrant town centre, boating lake, Welshes Meadow, Newbold Comyn Park, Jephson Gardens, and the train station with direct connections to London and Birmingham.

It's in the details...

Hallway

With a painted timber entrance door with a window above, it leads into the spacious hallway, which has a fitted doormat, high ceilings and tiled flooring. Staircase to the first floor. Original doors lead through to the living room, dining room, guest WC and kitchen. There is a door to the brick steps that lead down to the basement, and there is a glazed timber door that leads to the garden.

Guest WC

Being tiled with a corner sink that has vanity storage and a mixer tap. There is a radiator, an extractor and a toilet.

Living Room

The living room has high ceilings, with coving and a picture rail, with a central gas fire with a timber surround. There's a radiator and an original timber sash window to the front.

Dining Room

A wonderful high ceiling dining room with a gas fireplace with timber surround and original Flagstone flooring. There is a timber sash window and a radiator.

Breakfast Kitchen

A stylish heritage style modern kitchen with antique door knobs and a contrasting modern worktop. There is an integrated Bosch oven, a four-ring hot point gas hob with an extractor over. There is a Corian-style black sink with a mixer tap and a drainer. There is space and plumbing for a washing machine, space and plumbing for a dishwasher, under counter lighting and complementary splashback tiling. There are also three large LED downlights and three timber windows.

Basement

The basement comprises a three-chamber cellar, with a further small brick open storage area, which would be great for wine storage. There is power and lighting. There is an open vent to the front with railings, an electric consumer unit and an open connecting doorway that leads through to the barrel rolled cellar chamber with a vent and grate to the rear.

Landing

The stairs lead to a mini landing to the cupboard leading through to the new gas boiler, which also has shelving. A step up to the split-level landing, which has a timber glazed window and a door through to the bathroom. A short flight of stairs leads to the main landing, which has a radiator and a door to the staircase that leads to the second floor. A storage cupboard below. Two further Original doors lead to the two bedrooms.

Bathroom

A four-piece bathroom comprising a deep bath with tiled boxing, side shelving, a pedestal hand wash basin, a toilet a white tall radiator and a glass door shower enclosure, which is fully tiled and has a mains thermostatic shower. There is timber glazed window and an extractor.

Bedroom One

Being full-width of the property, this spacious double bedroom has high ceilings and two original timber sash windows to the front. There is an original fireplace and two



wall-mounted radiators.

Bedroom Two

A second spacious double bedroom with high ceilings and a replaced timber sash window to the rear with a radiator below.

Second Floor Bedroom

A double bedroom with a large timber Velux window and a timber window to the side elevation. Radiator and two eaves storage cupboards, which are both boarded.

Garden

A cottage-style garden that wraps around the property. From the back door, a blue brick courtyard with planting leads to the first area of garden, where a lawn with numerous flowers, bushes and small trees are enclosed within brick walls. There's a brick pathway that leads through to the secondary area of the garden, again laid to lawn with lots of planting, bushes and flowers. Enclosed by a brick wall and a timber gate through to Lower Leam Street. Door through to the garage.

Garage

A brick-built single garage with an up-and-over sectional electric garage door. There is power and lighting.

Location

This Georgian home is situated in a quiet & trendy position on Leam Terrace, in a highly regarded residential address. Dating from the 1830s, this terrace is in a sought-after conservation area, with a 10-15 minute walk to the train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam and throughout the town, there is a wealth of elegant properties, the Victorian and Georgian heritage for

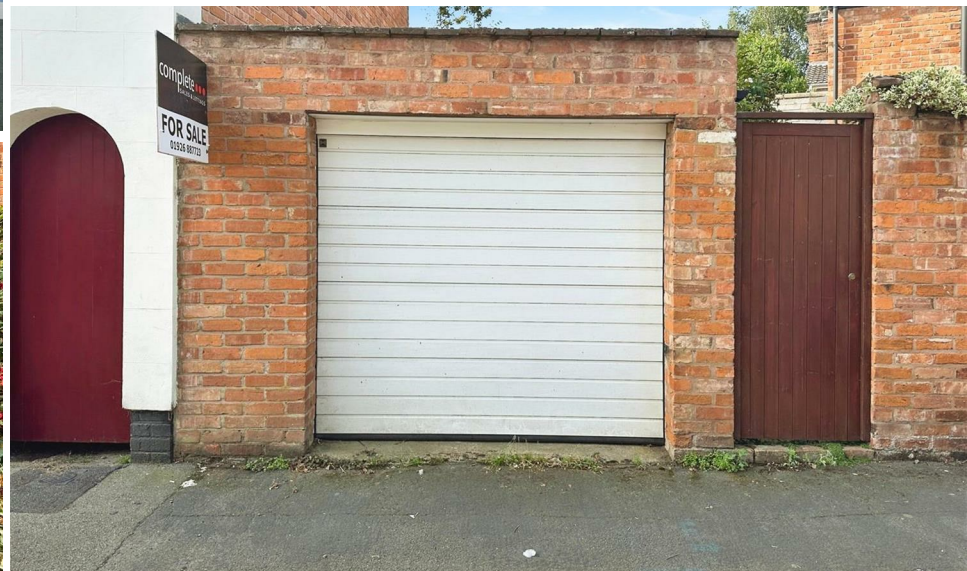


complete
SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR 1: 380 sq. ft, 35 m², FLOOR 2: 592 sq. ft, 55 m²
FLOOR 3: 538 sq. ft, 50 m², FLOOR 4: 182 sq. ft, 16 m²
TOTAL: 1679 sq. ft, 156 m²
EXCLUDED AREAS: GARAGE: 171 sq. ft, 15 m²,
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



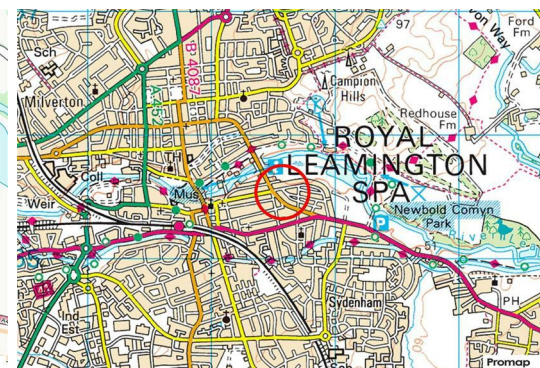
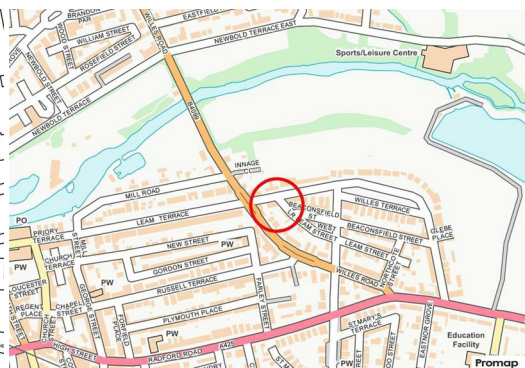
which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa (trains to 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).





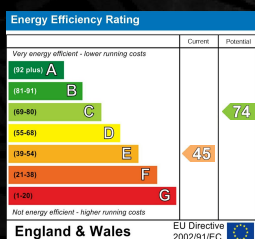
- A Georgian Terrace
- Three Bedrooms
- Upstairs Bathroom
- Guest WC
- Garage & Two Gardens

- Grade II Listed
- Four Storey
- Two Reception Rooms
- Three Chamber Cellar
- No Chain



LEAM TERRACE, LEAMINGTON SPA

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



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