



GORDON STREET, TOWN CENTRE

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SALES & LETTINGS





An attractive Edwardian terrace home, built in 1902, nestled on a sought-after street right in the vibrant heart of Leamington Spa! With its charming double-bay front, this lovely property boasts an inviting entrance hall, a spacious bay-fronted lounge, a full-width dining room, a kitchen, two generously-sized double bedrooms, and a cozy bathroom. Plus, you'll enjoy a quaint garden with an outbuilding. The convenience of nearby parks, the train station, and the bustling town center makes this truly an exceptional place to call home!

It's in the details

Hallway

A solid, painted timber entrance door leads into the hallway, which features timber laminate flooring, a radiator, and doors that open through to the living room. An under-stairs door cupboard is located nearby, and a glazed timber door leads into the dining room.



Living Room

With timber-effect laminate flooring, a ceiling rose, coving, a feature decorative fireplace, a radiator, and a uPVC double glazed bay window to the front with half-height fitted modern shutters.



Dining Room

Luxury vinyl flooring, a staircase leads to the first floor, which has painted treads and a carpet runner. A traditional three-column radiator, uPVC double glazed French doors to the garden and an open doorway through to the kitchen.

Kitchen

White gloss units with tall handles, timber-effect worktops, featuring a 1 1/2-bowl stainless steel sink with a mixer tap and drainer. Space and plumbing for washing machine, double fitted oven, five ring gas stainless steel splash-back and an extractor over. Fitted fridge/freezer and fitted slimline dishwasher. Cupboard housing the gas boiler.



Landing

With exposed painted floorboards, a large loft hatch to the boarded loft which has a pulldown ladder and a light. Solid timber doors leading through to the two bedrooms and bathroom.

Bedroom One

Spacious double bedroom, which has a uPVC double glazed bay window with modern fitted shutters. There is coving to the ceiling and a radiator.

Bedroom Two

A double bedroom with a uPVC double glazed window overlooking the garden. Radiator and a fitted wardrobe over the stairs.



Bathroom

Fitted with a double ended bath with glass shower screen and electric shower over. Vanity storage unit with cupboards and drawers, worktop with a single bowl sink with chrome mixer tap. There is a toilet, a white towel radiator, an extractor, electric shaver point and a uPVC double glazed window. Door to an airing cupboard, with shelving and the hot water tank.

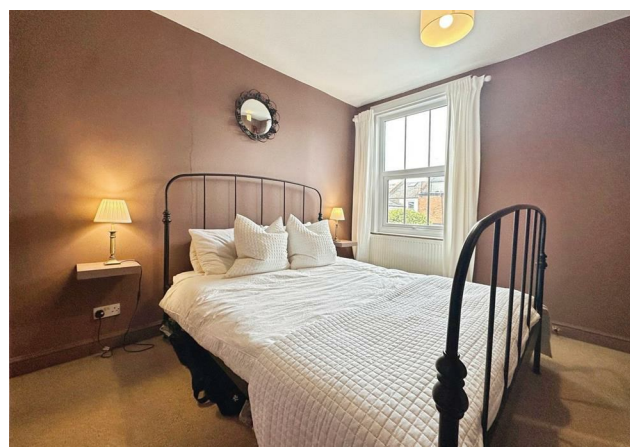


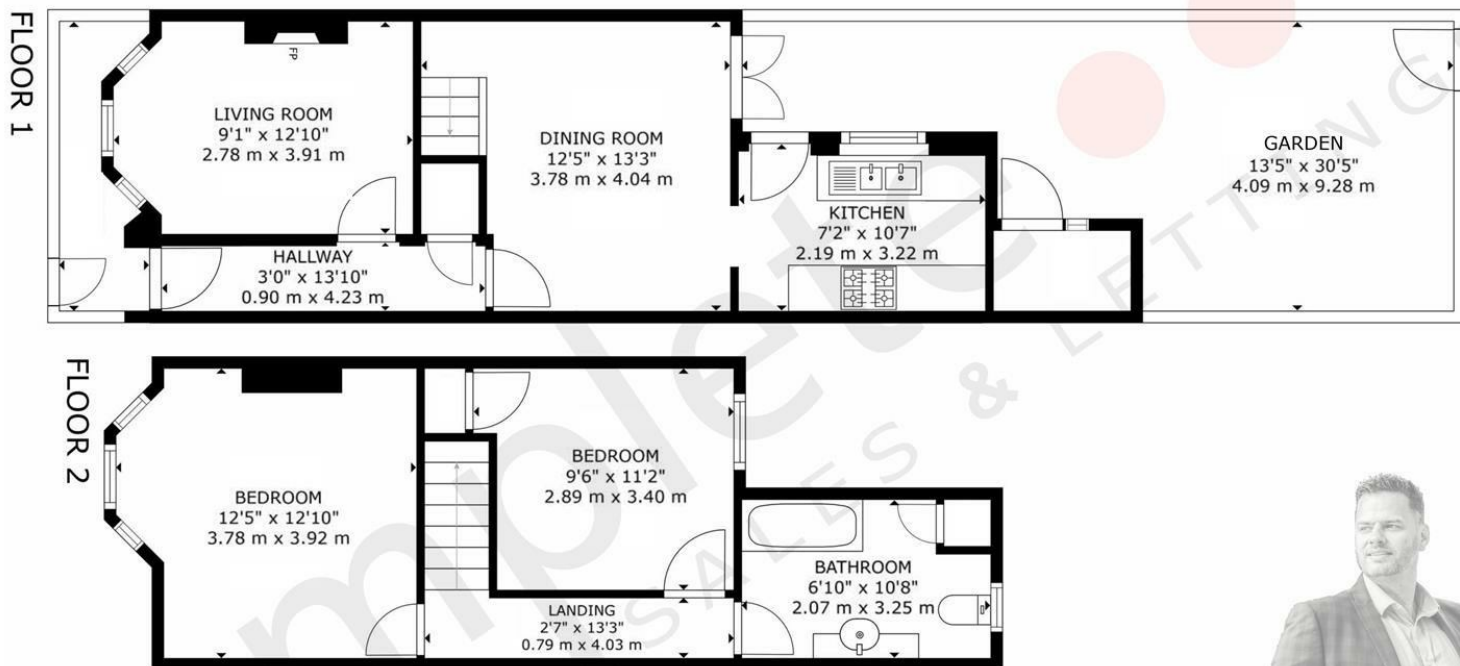
Rear Garden

A low maintenance rear garden, which has a slated area, a patio and a blue brick path that leads to the gate to the rear alley. The garden has perimeter brick walling with trellis and brick built raised planting.

Location

Gordon Street occupies a sought after location approximately 5-10 minutes walk from Royal Spa town centre. The immediate area includes some of the towns special period buildings in Leam terrace, Russell Terrace and Forefield Place. Located a 10-minute walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.





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GROSS INTERNAL AREA
FLOOR 1: 419 sq. ft 39 m², FLOOR 2: 388 sq. ft 36 m²
EXCLUDED AREAS: PATIO: 283 sq. ft 26 m², VERANDA: 35 sq. ft 3 m²
TOTAL: 807 sq. ft 75 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert





- Attractive Double Bay Terrace
- Two Reception Rooms
- Two Spacious Bedooms
- Walking Distance To Town
- Rear Garden

- Edwardian Home 1902
- Kitchen
- Large Shower Room
- Close To The Station & Parks
- Ideal First Time Buy



GORDON 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 | |
| A (92+) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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