



RANELAGH TERRACE, TOWN CENTRE

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SALES & LETTINGS

An aerial photograph of a residential neighborhood. In the foreground, a row of terraced houses with grey tiled roofs and white and brick facades is visible. A 'FOR SALE' sign is placed on the roof of one of the houses. The sign has a black top section with the text 'complete' in white, followed by three red dots and 'SALES & LETTINGS' in smaller white text. Below this, a white section contains the words 'FOR SALE' in bold black letters. The background shows more houses, trees, and a clear blue sky.

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FOR SALE



This enchanting 1900s character terrace has been beautifully presented and is ideally located just a short stroll from the train station! Step inside to discover an inviting entrance hall that leads you into a spacious living room, a charming dining room, and a re-fitted quartz kitchen complete with a utility room. The property boasts two generous double bedrooms and a luxurious bathroom that exudes comfort and style.

Outside, you'll find a delightful Southeast-facing garden, perfect for soaking up the sun, as well as a quaint front walled garden that adds to the home's charm. This gem is just minutes away from the train station and the lively town center, where you can explore stunning period buildings, lush parks, delightful restaurants, cozy coffee shops and boutique stores. Don't miss out on this wonderful opportunity to call this lovely terrace home!

It's in the details...

Entrance Hall

A refitted composite entrance door, with double glazed skylight window above leads into the hallway, which has luxury vinyl tiled flooring, high-level metre cupboard and the electric consumer unit. A carpeted staircase leads to the first floor and solid timber doors lead through to the two reception rooms. There is also a three column white traditional radiator.



Living Room

A very elegant space which has a decorative fireplace with tiled hearth. Built in Alcove shelving as well as cabinets, beautifully decorated with high ceilings, a uPVC double glazed box bay window to the front and a traditional three column white radiator.



Dining Room

With a continuation of the luxury vinyl tiled flooring, a three column traditional radiator, an original full-height built-in cupboards and a uPVC double glazed window. Door to the kitchen.

Kitchen

A stylish refitted kitchen in a heritage styling, with painted solid timber unit units and antique gold handles. The quartz worktops are very eye-catching, having a marble vein with gold highlights. There is a sunken ceramic sink, with an engraved drainer and an instant boiling water tap. The appliances are fitted and they are AEG- which includes an oven, an induction hob, an extractor, a fitted fridge freezer, and an Electrolux dishwasher. There is a fitted wine cooler, an AEG microwave, under-counter lighting quartz shelf to the uPVC double glazed window and there is white brick splashback tiling. There is a uPVC double glazed door to the garden, a tall white three column traditional radiator, luxury vinyl tiled flooring and a door through to the utility.



Utility

With a continuation of the luxury vinyl tile flooring, there is a useful quartz worktop and an integrated AEG washing machine, a uPVC window and a Logic Combi Gas boiler.

Landing

Beautifully decorated with dark painted balustrade and handrails, a large storage cupboard, a small off hatch and downlights. Painted timber doors lead to the two bedrooms and the bathroom.

Bedroom One

A very spacious double bedroom with high ceilings, two uPVC double glazed windows to the front, a traditional three column white radiator, a recently fitted wardrobe with gold handles and there is an original Victorian painted fireplace.

Bedroom Two

A double bedroom with high ceilings, being recently decorated, has a uPVC double glazed window, a three column white radiator and a painted original





fireplace.

Bathroom

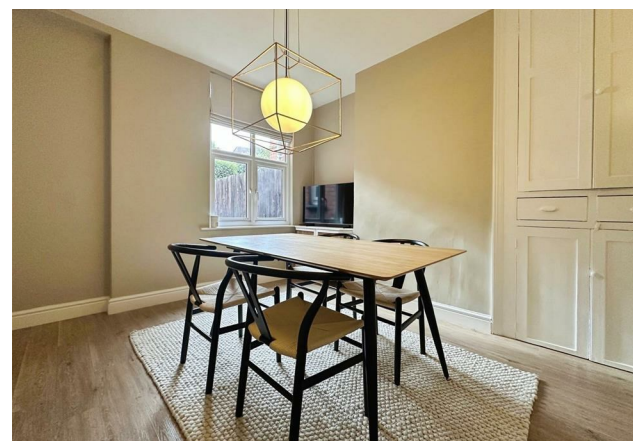
There is a sense of relaxation when you walk into the massive four piece stunning bathroom, which has a feature floor standing Akbar which has a chrome floor standing mixer tap with handheld shower attachment. There is a floating vanity storage unit with a large sink and a chrome mixer tap. A large glass walk-in shower enclosure, with a mains thermostatic rainfall shower with handheld attachment. There is a toilet, a chrome towel radiator, an electric shaving point, an extractor, a uPVC double glazed window and downlights. There is also luxury vinyl tiled herringbone flooring.

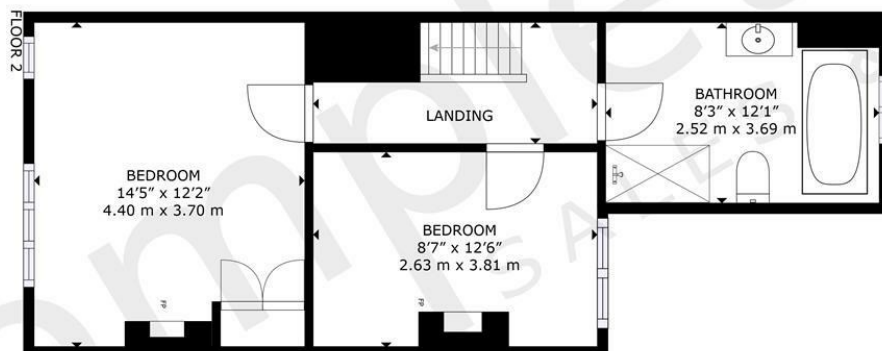
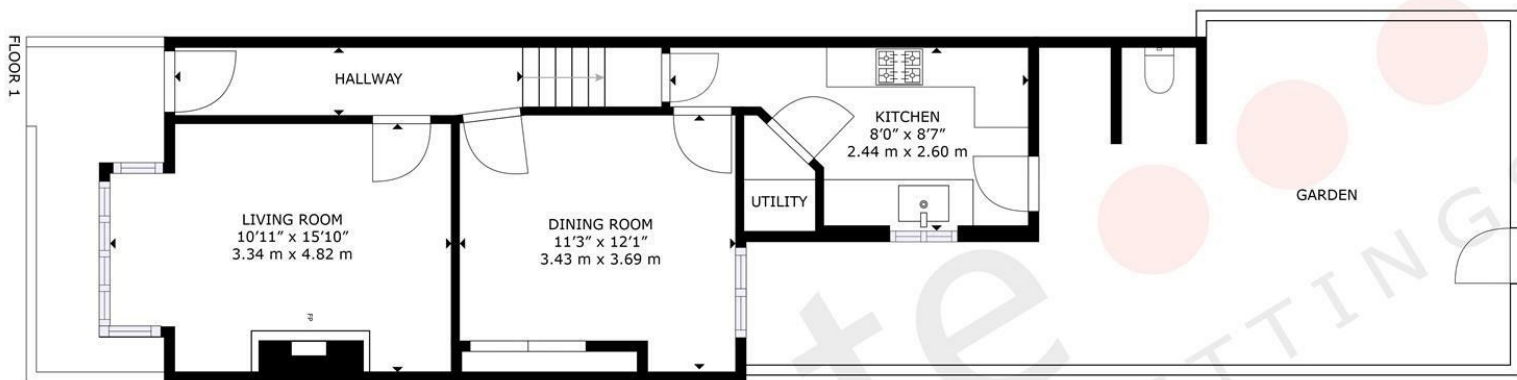
Rear Garden

The property has a southerly facing garden, which has lawn, bedding borders, with planting and a tree. Enclosed with timber fencing has two brick built outbuildings one has a toilet. Outdoor lighting and a tap. Gated access to the pedestrian passage 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, 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 road links offer great access to the surrounding areas and within walking distance to the train station which has direct links to





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GROSS INTERNAL AREA
FLOOR 1: 484 sq. ft, 44 m², FLOOR 2: 469 sq. ft, 43 m²
TOTAL: 953 sq. ft, 87 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

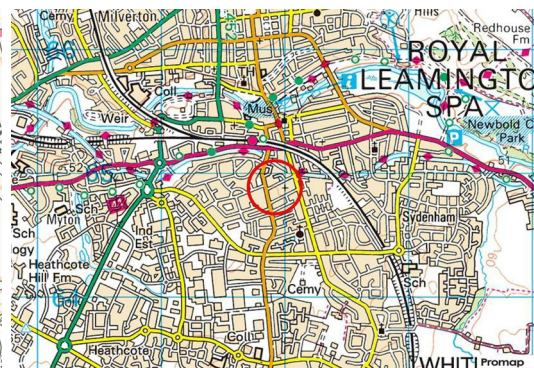
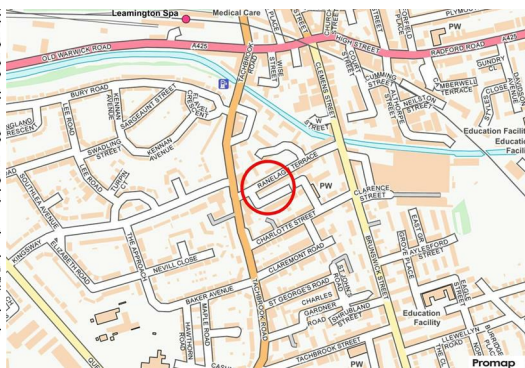


London and many other cities, as well as major road links such as the M1, M40 and A45. There are local amenities very close by, as well as parks (The closest being Eagle recreation grounds) and shopping areas such as The Parade and The Shires Retail Park.



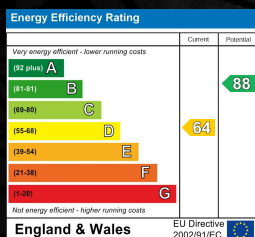
- A Very Stylish Mid Terrace
- Two Reception Rooms
- Useful Utility
- Stunning Throughout
- 5-10 Minutes To Station

- Two Double Bedrooms
- Re-Fitted Quartz Kitchen
- Elegant Re-Fitted Bathroom
- Rear Garden & Brick Stores
- Walking Distance To Town



RANELAGH TERRACE, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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