



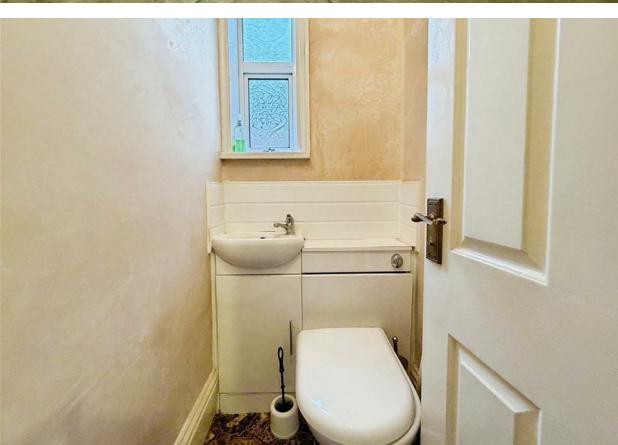
**GRANVILLE STREET, NORTH LEAMINGTON**

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**FOR SALE**



An attractive & extended 1890's Victorian townhouse, nestled within the highly sought-after North Leamington Spa Conservation Area. This family home needs some modernisation and features a welcoming storm porch, inviting hallway, a bay fronted living room, a dining room, breakfast room, a kitchen, utility room, ground floor bathroom. The first floor comprise three bedrooms and a toilet. A trap door and ladder staircase leads to the open loft which is fully boarded. There is a rear garden and a garage. Perfectly positioned within a pleasant walking distance to the top of The Parade, this is a rare opportunity to own a stunning home in one of Leamington's most prestigious locations. Offered with no onward chain.

It's in the details...

#### Hallway

A double glazed door leads into the hallway, which has a large radiator, a carpeted staircase with timber handrail & spindles and has open storage below. Doors lead to the lounge, dining room and a glazed door through to the breakfast room.

#### Living Room

With high ceilings, coving, picture rail, a gas fire and a uPVC double glazed bay window to the front.

#### Dining Room

With a gas fireplace and a large double glazed window to the rear.

#### Breakfast Room

With a uPVC double glazed window to the side elevation, a gas fireplace, a radiator and a fitted storage. Doorway through to the kitchen.

#### Kitchen

A basic kitchen which has higher and low level units, space for a gas cooker, space and plumbing for washing machine, there is a 1 & 1/2 bowl stainless steel sink, tap and drainer. A uPVC double glazed window to the side elevation, a wall mounted Vaillant boiler and a glazed door through to the rear hall.

#### Rear Hall

With a uPVC double glazed door to the garden, half high timber cladding and door through to the downstairs bathroom.

#### Bathroom

With a retro style blue bathroom suite, matching tiling and a step up shower. There is a radiator and a uPVC double glazed window.

#### Landing

A carpeted landing with timber balustrade in handrail. Doors lead to the three bedrooms and the upstairs toilet. There is a radiator and a ladder staircase that leads to the trap door to the fully boarded open loft.

#### Bedroom One

A spacious full width bedroom, with high ceilings, a uPVC double glazed bay window to the front, fitted wardrobes and a gas fire.

#### Bedroom Two

A double bedroom with fitted mirrored wardrobe, coving, a gas fireplace and a large double glazed window.

#### Bedroom Three

A good size 3rd bedroom, which has a gas fire and a double glazed window.



#### Toilet

With a concealed waste toilet, hand basin and double glazed window.

#### Rear Garden

A low maintenance rear garden, which has large area of block paving, small area for lawn and timber double gates to the rear access.

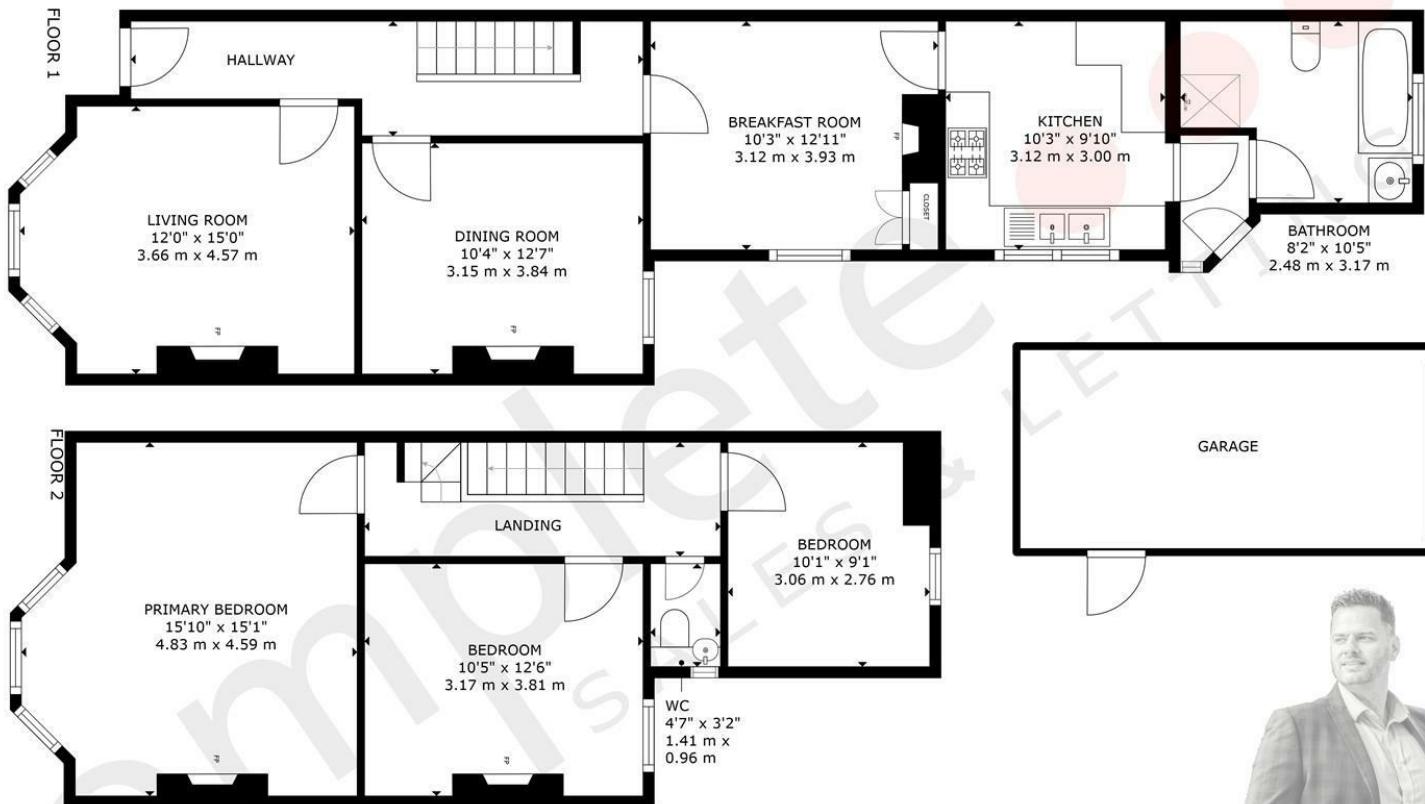
#### Garage

A brick built detached garage which has power, strip lighting and up and over door.

#### Location

This Victorian home is situated in a quiet & trendy position just off Lillington Road, in a highly regarded residential address. Dating from the 1890s, this terrace is in a sought-after conservation area, walking distance from the town & train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam. There is a wealth of elegant properties, especially the Victorian and Georgian heritage, which Leamington is renowned for. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Local public schools are North Leamington School, St Peter's Catholic Primary School, and St Paul's CofE Primary School. Spa 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

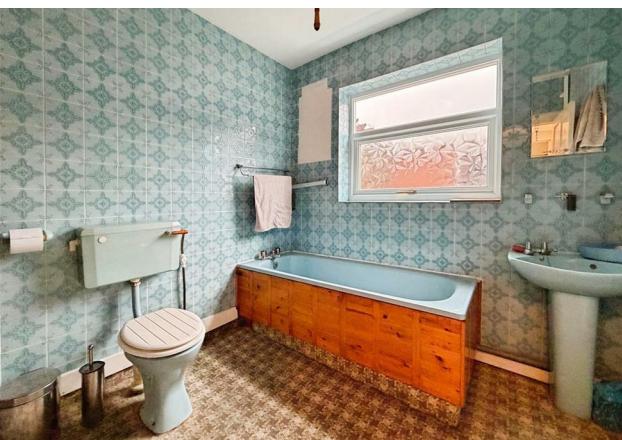




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**GROSS INTERNAL AREA**  
 FLOOR 1: 746 sq. ft 69 m<sup>2</sup>, FLOOR 2: 548 sq. ft 50 m<sup>2</sup>  
**TOTAL: 1,294 sq. ft 120 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



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).



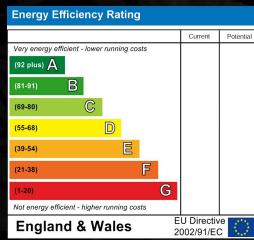


- Extended Family Home
- Three Bedrooms & WC
- Breakfast Room
- Ground Floor Bathroom
- Garage & Garden
- 1890's Victorian Terrace
- Two Reception Rooms
- Kitchen & Utility Room
- Trendy Conservation Area
- No Chain



## GRANVILLE STREET, 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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