

RANELAGH TERRACE,

complete ●●●  
SALES & LETTINGS





A 1900's character terrace presented beautifully and only one street from the train station! The property comprises an entrance hall, living room, dining room, kitchen, utility/pantry, two double bedrooms and a luxury bathroom. There is a South East facing garden, a front walled garden and offered no chain. Only a few minutes walk to the train station and the vibrant town centre with its stunning period buildings, parks, restaurants, coffee shops and boutiques!



It's in the details...

#### Entrance Hall

With a tiled floor, a staircase leads to the first floor, timber panelled entrance door and a radiator.

#### Living Room

A well-presented space, with a uPVC double glazed bay window, radiator with fireplace and hearth.



#### Dining Room

With tiled floor, radiator and original full-height built-in cupboards. and a uPVC double glazed window.

#### Refitted Kitchen -

With an under-stair cupboard with electrics, a built-in pantry with plumbing for an automatic washing machine, fitted shelves and a new gas-fired central heating boiler and programmer. The kitchen is fitted with a range of base cupboard and drawer units with mottled worktops, a single drainer stainless steel sink unit with mixer tap, tiled splash-backs, built-in stainless steel oven and gas hob unit with extractor hood over, flanked by matching range of high-level cupboards, radiator, built-in dishwasher, a uPVC double glazed window and a uPVC double glazed door to the rear garden.



#### Landing

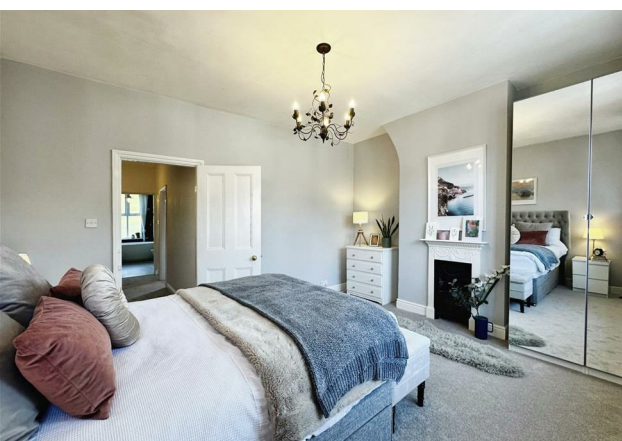
With built-in original cupboards with hanging rails, and access to roof space. Painted timber doors with brass handles lead into the two double bedrooms and the luxury bathroom.

#### Bedroom 1

With a period cast iron fireplace, high ceilings, a radiator, an original painted floor and two uPVC double glazed windows.

#### Bedroom 2

With a radiator, original cast iron period fireplace, original painted floor and a uPVC double glazed window.



#### Refitted Bathroom

With a luxury suite incorporating an 'egg' floor-standing bath with a chrome floor-standing mixer tap, with handheld shower attachment, a large tiled walk-in shower cubicle with glass, static shower screens and a thermostatic rainfall shower with handheld attachment, a vanity storage unit with wash hand basin, mixer tap, a radiator, a low flush WC, tiled floor and a uPVC double glazed window.



#### Garden

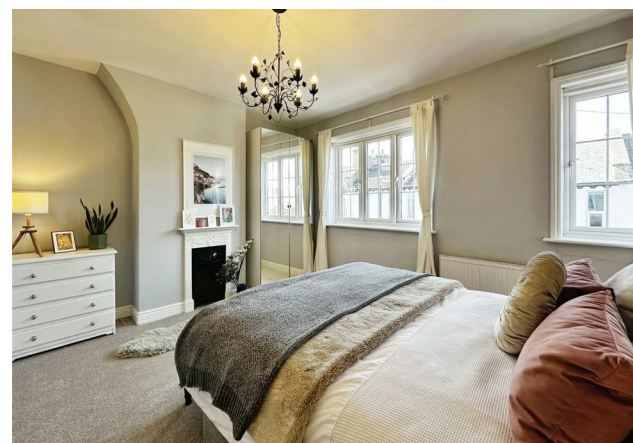
There is a forecourt to the front of the property and South facing rear garden with adjoining brick built store & WC, and pebble patio, lawn, perimeter walled with outside light and pedestrian access.?

Tenure - The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.?? Services - All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.??

Council Tax - Council Tax Band B.

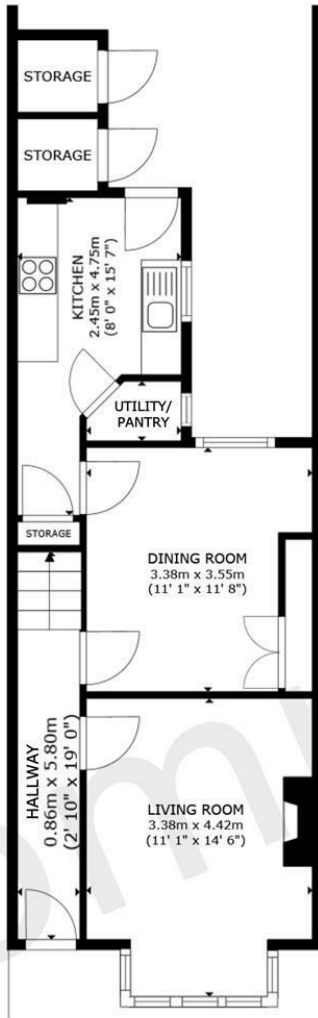
#### Location

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 Eagle recreation ground is nearby. The road links offer great access to the surrounding areas and within walking distance to the train station which



GROSS INTERNAL AREA  
 FLOOR 1 46.1 m<sup>2</sup> (497 sq.ft.) FLOOR 2 41.6 m<sup>2</sup> (448 sq.ft.)  
 EXCLUDED AREAS : VERANDA 10.8 m<sup>2</sup> (116 sq.ft.) PATIO 44.6 m<sup>2</sup> (480 sq.ft.)  
 TOTAL : 87.8 m<sup>2</sup> (945 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



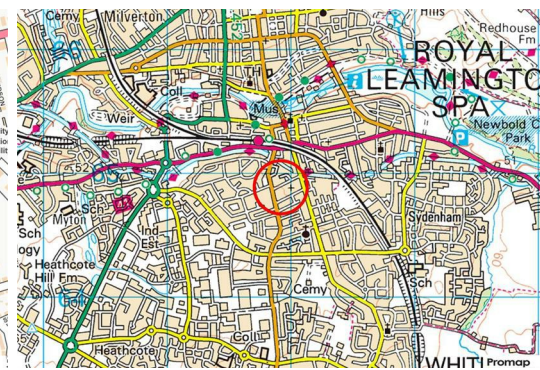
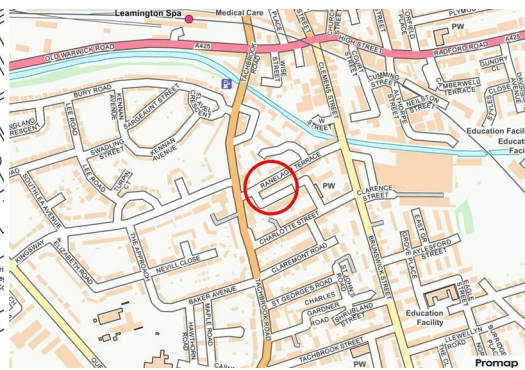
has direct links to London and many other cities, as well as major road links such as the M1, M40 and A45. There are local amenities very close by, as well as parks and shopping areas such as The Parade and The Shires Retail Park.





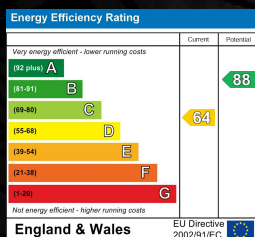
- Terrace Home
- Lounge
- Good Size Kitchen
- 1900's Character
- Luxury Bathroom

- Two Double Bedrooms
- Dining Room
- Panty/ Utility Cupboard
- No Chain
- Walking Distance To Station & Town



## RANELAGH TERRACE, LEAMINGTON SPA

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



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 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

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