



RUGBY ROAD, MILVERTON

complete ●●●
SALES & LETTINGS





An extended & beautifully presented 1890's end terrace Victorian home in North West Leamington. Comprising an entrance hall, a living room interconnected with the sitting room, a guest WC, an extended glass roof kitchen diner, two large double bedrooms and an upstairs bathroom. There is a cellar and a landscaped south-facing rear garden. Situated in Milverton within easy reach of Leamington town centre, Victoria Park, train station and well positioned for travel to Warwick. There are several nearby local schools such as Brookhurst Primary, Trinity School and Milverton Primary.



It's in the details...

Hallway

A beautifully refitted engineered timber double glazed entrance door with skylight above leads into a traditional hallway with exposed floorboards, two tone decoration with dado rail dividing and coving to the ceiling. A carpeted staircase and painted balustrade leads to the first floor, and painted timber doors lead to the sitting room and guest WC and a glazed timber door through to the extended kitchen diner.



Guest WC

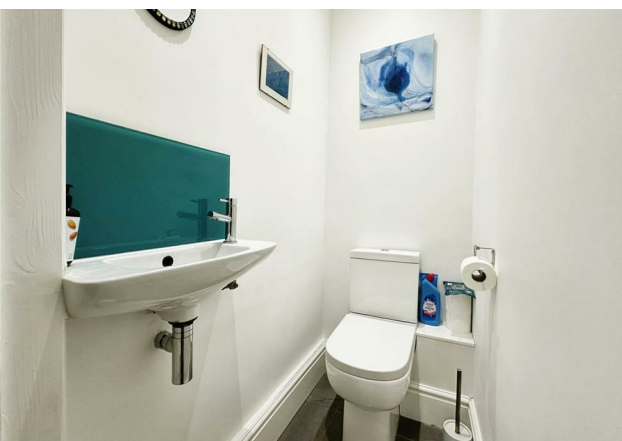
Fitted with a white toilet, hand basin with chrome mixer tap and glass splashback, tiling to floor, extractor and down-lights.

Sitting Room

Exposed timber floorboards, radiator, coving, glazed internal French doors through to the kitchen diner and a large square opening through to the living room.

Living Room

With a beautifully engineered timber double glazed sash bay window to the front, a marble fireplace with coal-effect living gas fire, coving, tall white two-column radiator and exposed floorboards.



Kitchen Diner

The current owner has created a beautiful glass-roofed kitchen extension with grey modern tiled flooring, downlighting throughout, white gloss handleless kitchen units with grey quartz worktops housing a Neff induction hob with extractor over and glass splash back. There is a fitted Neff hide-n-slide oven and Neff microwave oven combination, and a grey quartz central island with two adjustable overhead lights, a sunken 1 & 1/2 ceramic bowl inset sink with engraved drainer and surface-mounted mixer tap. The island houses a fitted Bosch dishwasher and a fitted washing machine, and provides a breakfast bar for the kitchen. A uPVC double glazed door leads to the garden. A further area that would be good for a dining table has two Velux windows and uPVC double glazed French doors to the garden.

Cellar

There is a two chamber cellar with a small timber glazed window, a fitted bookcase along one wall, two latched doors housing the electric and gas meters and a further storage area. There is lighting, electrics and a radiator.

Landing

A carpeted landing with painted balustrade, two-tone decoration separated with dado rail. Coving, loft hatch and painted doors through to the two bedrooms and bathroom.



Bedroom One

A spacious principal bedroom with exposed floorboards and refurbished timber sash bay window to the front and a second timber sash window to the front. There is a wall light and two radiators.

Bedroom Two

A further double bedroom with exposed floorboards, high ceilings, radiator, wall light and a refurbished timber sash window to the rear.

Bathroom



A stylish bathroom which has painted exposed floorboards, two large airing cupboards, and a modern floor-standing bath with a mixer tap and a handheld shower attachment. There is a toilet and a walk-in glass shower enclosure with a thermostatic mains shower. A glass shelf unit is fitted over the bowl-style ceramic sink, with surface-mounted mixer tap. There is a mirror light, radiator, a chrome heated towel rail, downlights and a timber sash window to the side.

Rear Garden

Landscaped with patio and planting and enclosed within brick walls with a timber gate through to the side passage.

Location

A Victorian end-terraced house in the popular North West area of Leamington Spa called Milverton, in a sought-after conservation area, walking distance to the train station and the town centre. Leamington Spa is famous for its Jephson Gardens on the banks of the River Leam. There is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high-street shopping, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, such as Brookhurst Primary School, Trinity School, Milverton Primary and great private schools notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa train station is around a 15-minute walk, (trains to London Marylebone from 70 mins and Birmingham from 31 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).



GROSS INTERNAL AREA
 FLOOR 1 16.9 m² (182 sq.ft.) FLOOR 2 62.7 m² (675 sq.ft.) FLOOR 3 47.8 m² (515 sq.ft.)
 EXCLUDED AREAS : VERANDA 0.9 m² (10 sq.ft.) PATIO 39.6 m² (427 sq.ft.)
 TOTAL : 127.5 m² (1,372 sq.ft.)

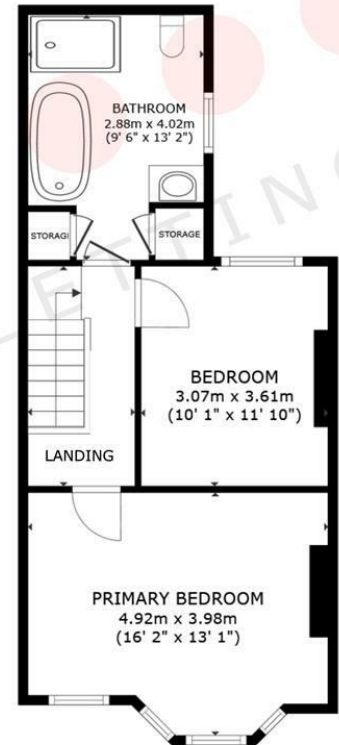
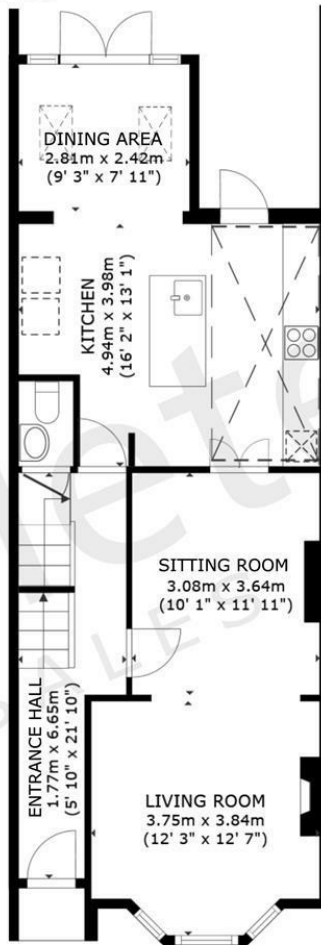
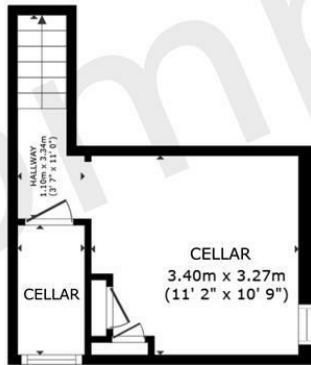
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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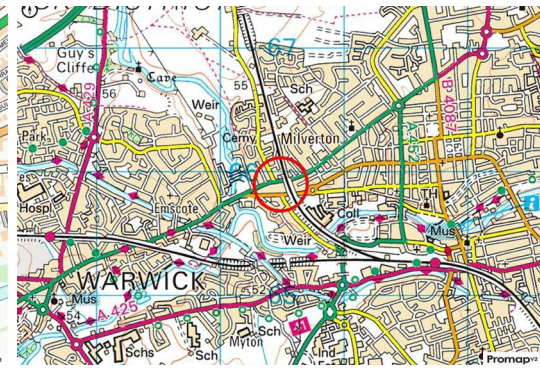
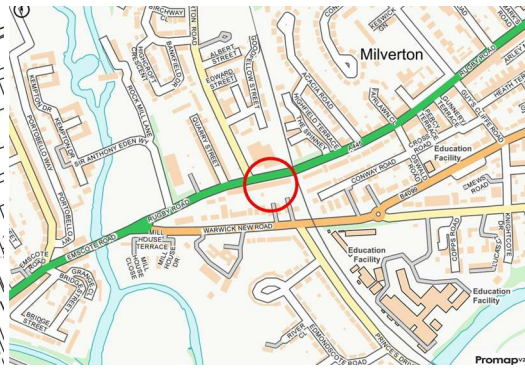
Brian Williams
 01926 887723

The Leamington Property Expert



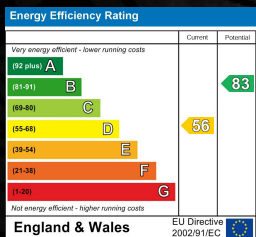


- End Terrace Victorian
- Two Spacious Bedrooms
- Two Chamber Cellar
- Well Presented
- Character Home
- Glass Roof Extension
- Lounge Sitting Room
- Spacious Bathroom
- Milverton Schools
- Close to Town Centre



RUGBY ROAD, LEAMINGTON SPA

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



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