

HITCHMAN ROAD, TOWN CENTRE

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SALES & LETTINGS





A handsome Edwardian (1904) bay-fronted terrace, perfectly positioned just South of Leamington Spa's train station and vibrant town centre. This elegant and characterful home showcases period charm with exposed floorboards, fitted cabinets, and generous living spaces. The accommodation comprises an entrance hallway, a through lounge diner, a well-proportioned kitchen, a cellar, three bedrooms, and a stylish bathroom. The boarded loft features a Velux window and pull-down ladder, offering excellent storage. Outside, the landscaped rear garden includes a patio and low-maintenance artificial lawn. Ideally situated for easy access to the town centre, M40, scenic canal walks, and stunning local parks—all just a 10-minute stroll from the station. The property also comes with architect-designed plans for a beautiful glass side-return kitchen extension, awaiting planning approval, offering exciting scope to enhance this already impressive home.

It's in the details...

#### Hallway

Painted timber and glazed door leads into the hallway, which has a fitted doormat and patterned tile effect flooring. There is a double radiator, dado-rail with half-height panelling, an original timber door through to the lounge diner and a carpeted staircase leading to the first floor.

#### Lounge/ Diner

With sanded and exposed floorboards throughout the spacious through lounge diner, with a uPVC double glazed bay window to the front, with modern fitted shutters and a fitted window seat with storage. There is cast iron feature fireplace with open fire and tiled hearth. TV cabinet, fitted alcove cabinets with drawers and wine storage. Two double radiators, a conservation double glazed timber sash window to the garden and glazed original door through to the kitchen.

#### Kitchen

Slate effect tile flooring, heritage style white kitchen, with brushed chrome handles and oak worktop, which includes space for a gas range style cooker, there's a butler ceramic sink, with a surface mounted mixer tap, space and plumbing for a dishwasher, space and plumbing for washing machine and tiled splash-backs. There is a gas wall mounted boiler and two timber double glazed windows one being a sash window. Timber double glazed door to the side garden and timber door to the stairs to the cellar.

#### Cellar

A brick half cellar, with lighting and concrete floor. Great for storage.

#### Landing

A carpeted landing, with original fitted cupboards with shelving. Timber handrail with painted spindles, a large pull down loft hatch with a ladder to the boarded loft which has a Velux window. Doors to the three bedrooms and bathroom.

#### Bedroom One

Timber effect laminate flooring, high ceilings, two uPVC double glazed windows with modern fitted shutters. There is a radiator and a wardrobe with high-level storage.

#### Bedroom Two

With timber effect, laminate flooring, a large radiator and timber conservation double glazed sash window to the rear.



### Bedroom Three

A single bedroom with a timber double glazed conservation sash window to the rear, timber flat flooring and a large radiator.

### Bathroom

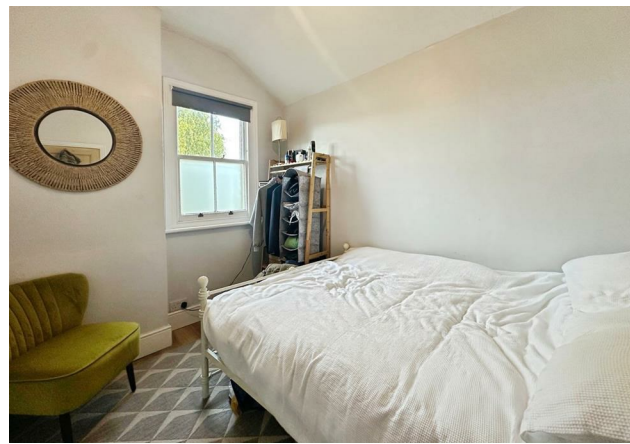
The bathroom has a p-shaped bath, with a static glass shower screen, a black rainfall thermostatic shower with a handheld attachment and a black mixer tap over. Black towel radiator, vanity storage unit with sink and black mixer tap. There is a toilet, an extractor, down-lights, pattern tiled flooring and white brick tiled splash-back.

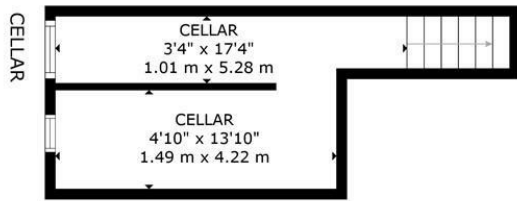
### Rear Garden

With a stylish patio, artificial lawn with sleeper retained border, which has plenty of evergreen planting and bushes. There is a timber gate to the rear pedestrian access and an outside tap.

### 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

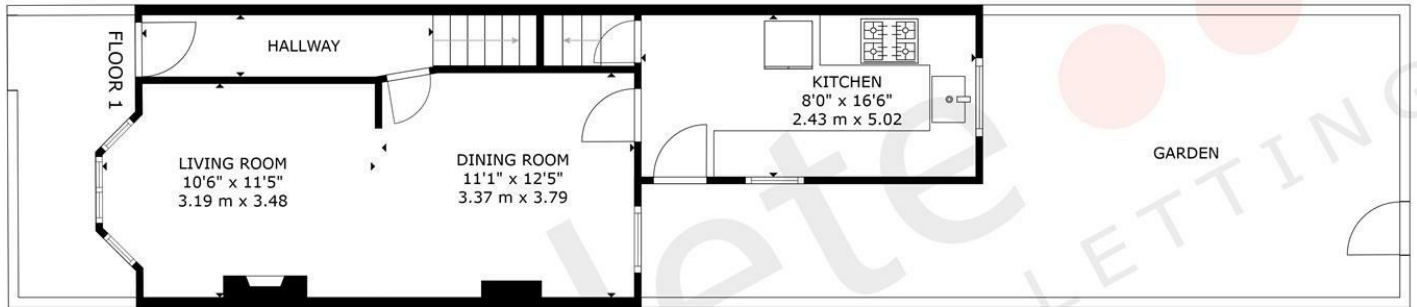




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**GROSS INTERNAL AREA**  
FLOOR 1: 140 sq.ft, 13 m<sup>2</sup>, FLOOR 2: 481 sq. ft, 44 m<sup>2</sup>  
FLOOR 3: 425 sq. ft, 39 m<sup>2</sup>,  
**TOTAL: 1,046 sq. ft, 97 m<sup>2</sup>**

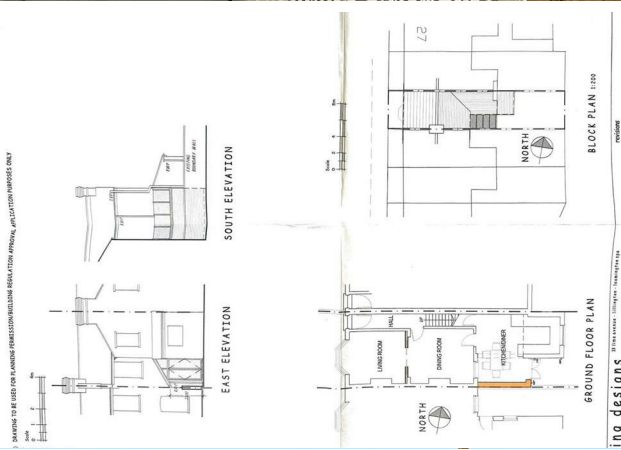
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



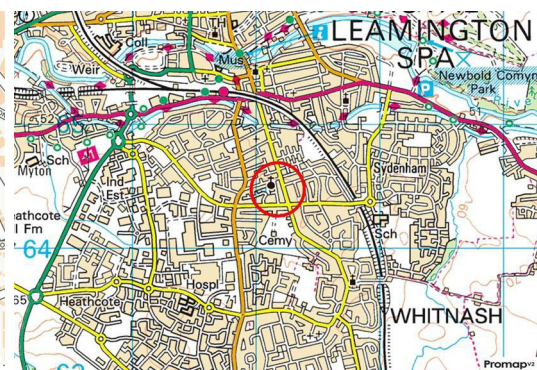
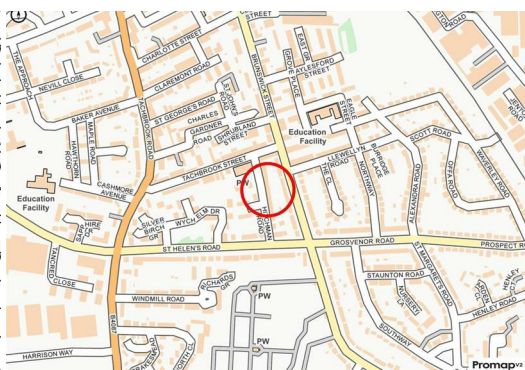
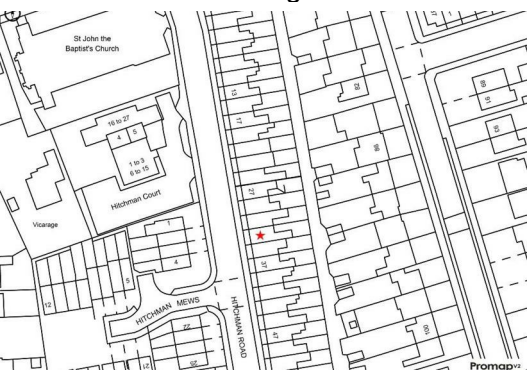
surrounding areas and within walking distance to the train station which has direct links to London and many other cities, as well as major road links such as the M1, M40 and A45. There are local amenities very close by, as well as parks and shopping areas such as The Parade and The Shires Retail Park.





- A Handsome Terrace
- Three Bedrooms
- Bay Lounge Diner
- Cellar
- Walking Distance To Town

- Edwardian 1904
- Upstairs Bathroom
- Enlarged Kitchen
- Landscaped Garden
- Short Walk To The Station



## HITCHMAN ROAD, 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 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-28)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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