



Connells

Gordon Street
Leamington Spa



Property Description

This stunning Victorian terrace is ideally positioned within easy reach of the town centre and train station, offering both charm and convenience in a highly sought-after central location.

Beautifully presented throughout, the property opens with an elegant bay-fronted lounge, complete with a cosy log burner—perfect for relaxing evenings. To the rear, a stylish open-plan kitchen and dining area provides an excellent space for modern living and entertaining. The lower ground floor features a thoughtfully converted cellar, offering a versatile additional space ideal as a third bedroom, home office, gym, or snug.

To the first floor, there are two well-proportioned double bedrooms, along with a generous four-piece family bathroom finished to a high standard.

In addition, the property benefits from a useful boarded loft space, accessed via a ladder from the second bedroom.

Externally, the property benefits from an attractive walled courtyard garden with gated rear access, creating a private and low-maintenance outdoor space.

A truly beautiful Victorian home combining character features with contemporary living, situated in a prime central location.

Lounge

A spacious bay-fronted lounge boasting a cosy log burner, charming window seat, and elegant wood flooring, creating a warm and

inviting living space.

Kitchen Area

A light and airy kitchen fitted with a range of wall and base units with complementary work surfaces, incorporating a sink and drainer, oven with gas hob and cooker hood over. There is space for white goods and the room also houses the central heating boiler. A double glazed window to the rear and side elevation, along with a door leading to the garden and a partial glass roof, allows for an abundance of natural light.

Dining Area

Open to the kitchen area comprising a feature fire place, a radiator and a door leading to the cellar.

Converted Cellar/Third Bedroom

Fully tanked and underpinned. Comprising an under stairs storage cupboard, ceiling spotlights, a radiator and a double glazed window to front elevation.

First Floor

Landing

With doors off to both bedrooms and the family bathroom.

Bedroom One

Double bedroom with a radiator and a double glazed sash window to front elevation.

Bedroom Two

Double bedroom having a built-in cupboard, a radiator, loft hatch with built in ladder to the loft space and a double glazed window to rear elevation.

Bathroom

Immaculate white four piece suite fitted with a wash hand basin, double ended bath with mixer taps, a separate shower cubicle and a W/C with concealed cistern. Having partly tiled walls, tiled flooring, a fitted towel rail and a double glazed window to rear elevation.

Loft

With restricted head heights and a velux window to rear elevation.

Outside

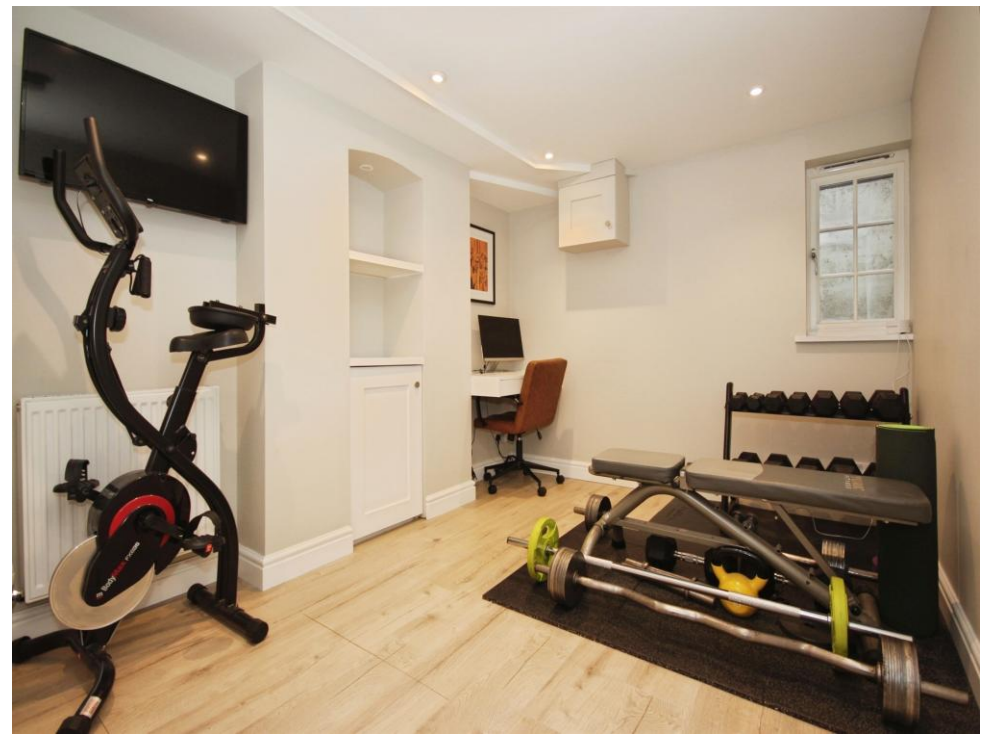
Courtyard Garden

Private, low maintenance courtyard garden being mainly laid to hard paving and wall enclosed with gated rear access.

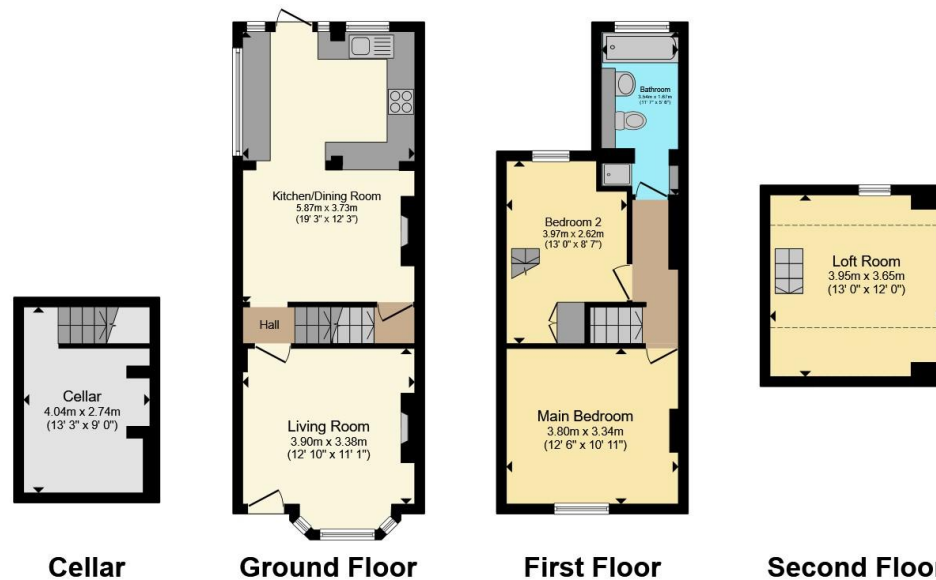
Parking

On street.









Total floor area 97.5 m² (1,050 sq.ft.) approx

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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