



St. Georges Road, Leamington Spa
CV31 3AZ

In Excess of £270,000



Character, Convenience & A Garden That Keeps On Giving...If you're searching for a home that effortlessly blends Victorian charm with modern living, whilst being within walking distance of Leamington Spa town centre, the train station and offering excellent access to the M40, then this delightful two-bedroom home could be exactly what you've been waiting for.

Beautifully presented throughout, this attractive terraced property offers spacious accommodation, a stunning modern kitchen, a generous family bathroom and, perhaps most surprisingly of all, a wonderfully long rear garden that provides plenty of space to entertain, relax or simply enjoy the sunshine throughout the day.

Whether you're a first-time buyer, professional couple or someone looking to downsize without compromising on space or location, this home ticks every box. Better still, it is offered for sale with no onward chain, allowing you to move as quickly as your solicitor can.

Stepping inside, the entrance hall immediately sets the tone, showcasing the character synonymous with Victorian homes. To the front, the living area enjoys a large bay window allowing natural light to flood the room, creating a cosy yet bright space to relax after a busy day.

Flowing through to the dining area, this versatile room comfortably accommodates family dining whilst retaining a lovely period feel, complete with an attractive feature fireplace creating a wonderful focal point. It is easy to imagine entertaining friends here before spilling out into the garden during the warmer months.





The kitchen has been thoughtfully modernised with contemporary shaker-style cabinetry complemented by warm wood-effect worktops and integrated appliances, giving that seamless look. Practical yet stylish, there is ample workspace for keen cooks and whilst preparing meals, a social layout which keeps the conversation flowing between rooms.

Beyond the kitchen is the garden room, providing a superb additional reception area. Whether used as a home office, playroom, reading room or simply somewhere to enjoy your morning coffee overlooking the garden, it offers excellent flexibility for modern lifestyles. French doors open out on to the patio area and allows plenty of light to flood in.

Upstairs, the property continues to impress.

The principal bedroom is a generous double room enjoying plenty of natural light, whilst the second bedroom is another excellent size and accommodates a double bed, making it ideal for guests, children or those working from home.

Serving both bedrooms is a modern bathroom featuring a contemporary white suite with mains shower over the bath, vanity storage and stylish tiling, creating a luxurious space to unwind. There is a bit-in airing cupboard housing the combi boiler.

Outside is where this home truly comes into its own. The property enjoys a longer garden than many Victorian terraces in the town and offers different areas to enjoy throughout the seasons. Although north facing, its length means you can always find a sunny spot somewhere in the garden, whether enjoying breakfast on the patio, relaxing with a book or entertaining family and friends on a summer evening. Mature planting provides privacy, colour and a wonderful backdrop, creating a peaceful escape from everyday life.





Location really is one of this home's greatest assets. Situated just a short stroll from Leamington Spa's vibrant town centre, you'll have independent boutiques, cafés, restaurants and bars quite literally on your doorstep. Leamington Spa Railway Station is within walking distance, making commuting to Birmingham, London and beyond straightforward, whilst excellent road links place the M40 just a short drive away.

Homes in this location are always in demand, but finding one that combines character, modern presentation, a generous garden and such exceptional convenience make this a wonderful opportunity.

Council Tax band: B

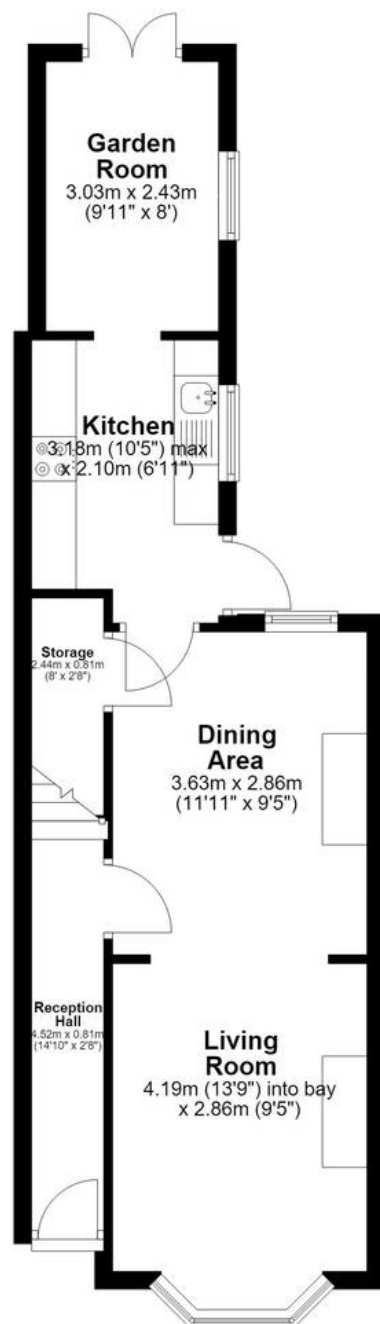
EPC Energy Rating: D

Tenure: Freehold

- Victorian Terraced Home
- Two Double Bedrooms
- Beautiful Modern Kitchen
- Three Reception Areas including Garden Room/Snug/Office
- Modern Bathroom
- Long Mature Rear Garden
- Walking Distance to Town Centre, Local Amenities & Pub
- Walking Distance to Train Station
- Excellent M40 Access
- No Onward Chain

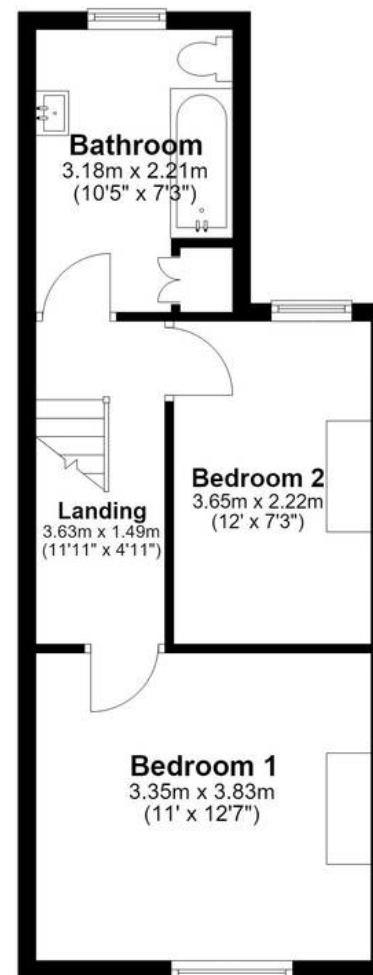
Ground Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 74.2 sq. metres (798.4 sq. feet)



Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01926 967244 • hello@nataliechristopher.co.uk • nataliechristopher.co.uk

