



St. Georges Road, Leamington Spa
CV31 3AZ

In Excess of £290,000



A deceptively spacious, two double bedroom Victorian end-of-terrace home, offering versatile accommodation including a superb converted loft space and a particularly long rear garden. For those wanting town-centre convenience without sacrificing outside space, the combination is particularly appealing. Located in an enviable position within walking distance of local amenities, gym, Leamington Spa town centre and train station.

There is something wonderfully individual about this Victorian end-of-terrace home. From the traditional bay window and exposed floorboards to the unexpected amount of space arranged over three floors, it is a home full of character, with a garden that feels particularly generous for such a central Leamington Spa location.

Step through the arched entrance porch into the reception hallway, where the original proportions and period feel immediately begin to show.

To the front, the living area is a welcoming space with a large bay window drawing in plenty of natural light. Exposed wooden floorboards run through into the adjoining dining area, while a wood-burning stove creates a cosy focal point. The two rooms flow naturally into one another, giving plenty of flexibility for everyday living, entertaining and family life.

The dining area sits at the centre of the home, comfortably accommodating a full-size dining table with space around it for additional furniture. It is a sociable room that connects the living space with the kitchen beyond, while useful built-in storage is tucked neatly underneath the staircase.





To the rear, the kitchen is fitted with contemporary white gloss cabinetry, contrasting wood-effect work surfaces and tiled flooring, with space for appliances. The sink is positioned beneath the rear window, affording a lovely view over the garden whilst washing the dishes. A side stable door gives direct access outside, ideal for summer days when the garden becomes an extension of the house.

Upstairs, on the first floor, there are two double bedrooms. The principal bedroom sits to the front and is a particularly generous room, complemented by two double fitted wardrobes within the alcoves. Bedroom two overlooks the rear, showcases an original fireplace and can comfortably accommodate a double bed alongside additional furniture or a desk.

The bathroom is another real highlight. Far larger than you might expect in a Victorian terrace, it has been fitted with a contemporary suite comprising a freestanding bath, separate walk-in shower cubicle, W/C and wash basin, creating a bathroom that feels both practical and indulgent.

A further staircase rises from the first-floor landing into the converted loft area. This is a brilliant additional space which considerably increases the versatility of the house. Currently used as additional accommodation, the loft does not have Building Regulations approval for use as a bedroom and is therefore not marketed as such. It does, however, offer excellent potential as a home office, study, hobby space, games room or occasional-use area, with built-in storage to the eaves and fitted wardrobes. Plenty of natural light floods in through the dormer window, which picture frames the view across neighbouring rooftops and gardens.





Outside is yet another surprise! The rear garden is considerably longer than typically expected with a property of this age and location. Although north facing, its length means different areas enjoy sunshine as it moves around throughout the day. Immediately outside the house is a paved terrace, ideal for a morning coffee or dining outdoors, before the lawned garden continues through planted areas towards a wonderful sunken seating area at the far end. Framed by a timber pergola, this creates a private little destination within the garden somewhere for long summer evenings, drinks with friends or simply escaping with a book.

St Georges Road places you within easy walking distance of both Leamington Spa town centre and the railway station, making the house exceptionally well positioned for commuters and anyone wanting to enjoy the town without relying on the car. Leamington Spa Station is approximately 0.4 miles away, while the shops, cafés, restaurants, bars, parks and independent businesses of the town centre are all readily accessible on foot.

With its period character, two double bedrooms, generous living accommodation, incredibly useful loft space and a garden that is quite unexpected this close to the centre of town, this home offers a wonderfully versatile Leamington lifestyle.





Council Tax band: B

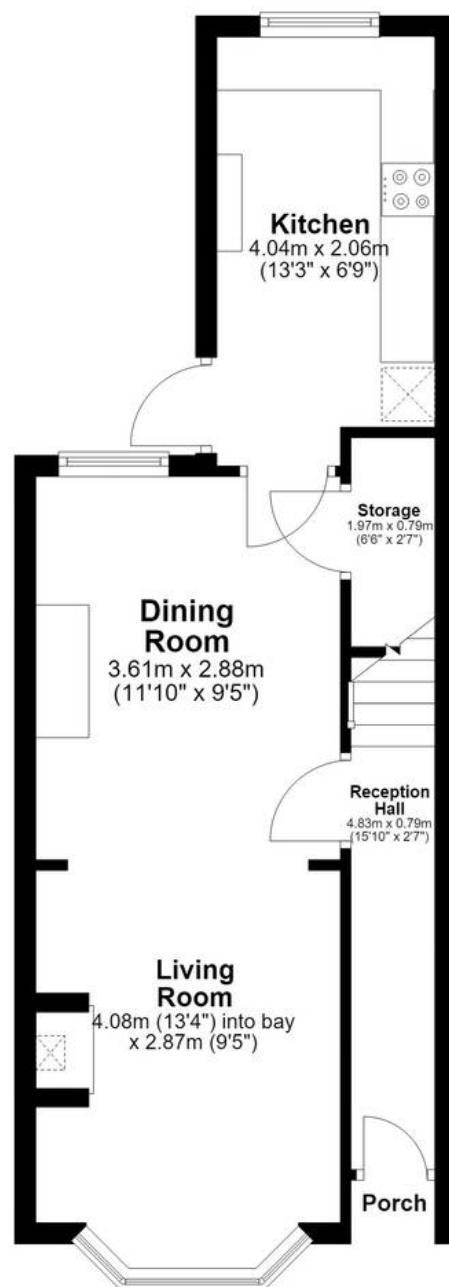
Tenure: Freehold

EPC Energy Rating: D

- Victorian End Of Terrace
- Two Double Bedrooms
- Superb Converted Loft Space
- Two Generous Reception Areas
- Wood-Burning Stove & Period Character
- Contemporary Four-Piece Bathroom
- Particularly Long Rear Garden
- Sunken Pergola Seating Area
- Walking Distance To Leamington Train Station
- Walking Distance to Local Amenities, Gym & Town Centre

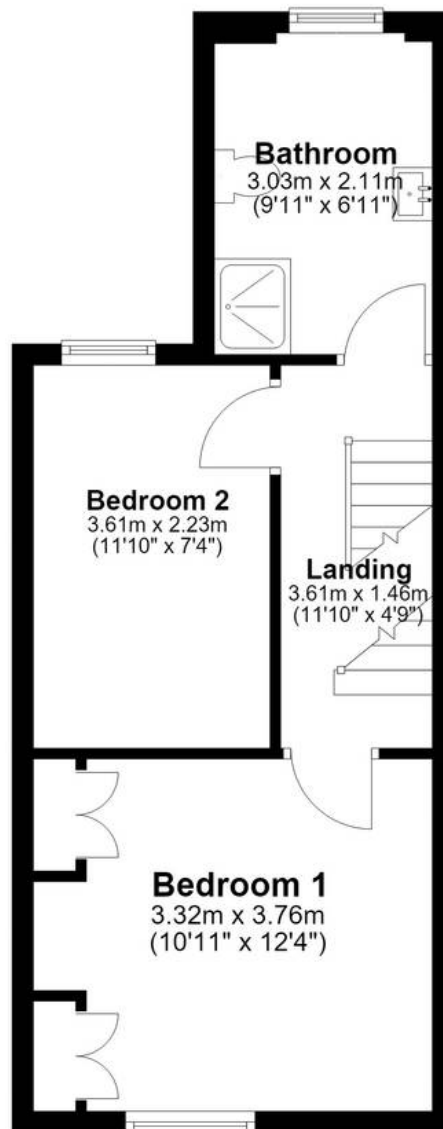
Ground Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



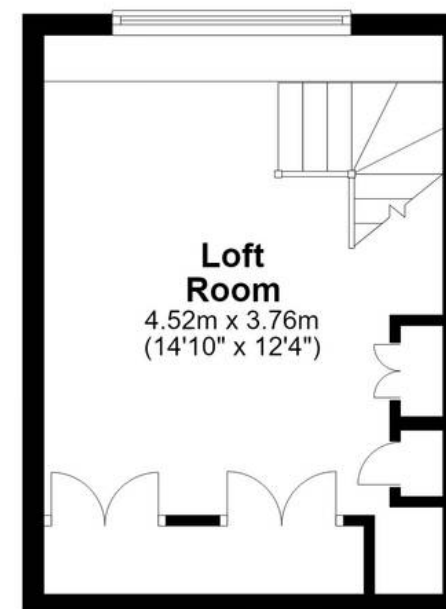
First Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



Second Floor

Approx. 19.8 sq. metres (213.1 sq. feet)



Total area: approx. 87.5 sq. metres (942.1 sq. feet)



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