



PRINCES STREET, TOWN CENTRE

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SALES & LETTINGS





A beautifully presented Victorian terraced home, set in an enviable position, close to the town centre, yet with views over Newbold Comyn. Entered from a storm porch, into the entrance hall, which has a Fired Earth tiled floor. This leads to the open plan sitting/dining room with newly fitted log burner and French doors that lead to the courtyard garden. At the rear of the property there is an attractively fitted kitchen. The first floor houses two double bedrooms, the master with fitted wardrobes and an attractive four piece bathroom, with a white suite. The south facing walled courtyard garden has a pedestrian access and mature plants and trees,

Entrance Hall

Entered from a storm porch at the front of the property, via a panelled door with a high level window above. An original exposed wood internal panel door leads to the open plan sitting/dining room, while stairs rise to the first floor. There is an attractive patterned fired earth tiled floor, while a wall mounted cabinet conceals the electric fuse board.

Lounge/Dining Room

With a newly fitted double-glazed sash window to the front aspect, allowing a view towards Newbold Comyn. Original exposed wood internal panel doors lead to the under-stairs cupboard and to the kitchen, whilst double-glazed French doors open into the courtyard rear garden. The focal point of the room is a cosy log burner, within the sitting area at the front of this space. There is wall mounted shelving, an engineered wood floor throughout and recessed spotlights to the ceiling.

Kitchen

Being dual aspect, with double-glazed sash windows on the side and rear aspects, whilst there is a double-glazed panel door, allowing access to the, southerly facing, courtyard rear garden. The kitchen has been attractively refitted with a complimentary range of base and eye-level kitchen units, finished in a contemporary shaker style, surmount by a woodblock effect work surface. The kitchen is attractively finished with tiled splashback's, integrated cooking equipment finished in stainless steel, whilst there is space for a dishwasher, washing machine and a fridge freezer. There are two banks of spotlights to the ceiling.

First Floor Landing

With original exposed wood internal panel doors leading to the two bedrooms and the bathroom. There is a wooden balustrade to the stairs, an access hatch to the loft space and recessed spotlights to the ceiling.

Bedroom One

With a double-glazed sash window to the front aspect, allowing a view towards Newbold Comyn, an excellent range of fitted wardrobes, containing hanging space and shelving. There are recessed spotlights to the ceiling.

Bedroom Two

With a double-glazed sash window to the rear aspect and recessed spotlights to the ceiling.

Bathroom

With a double-glazed sash window to the side aspect and being fitted with a four-piece white bathroom suite. This comprises of a push button operated low-level flush WC, a pedestal sink, a double ended panel bath and a double shower cubicle, with a glazed screen. There is a chrome heated towel rail, tiled splash backs and recessed spotlights to the ceiling.

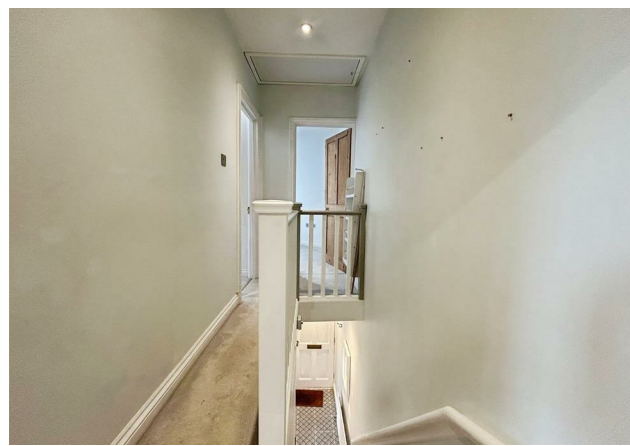


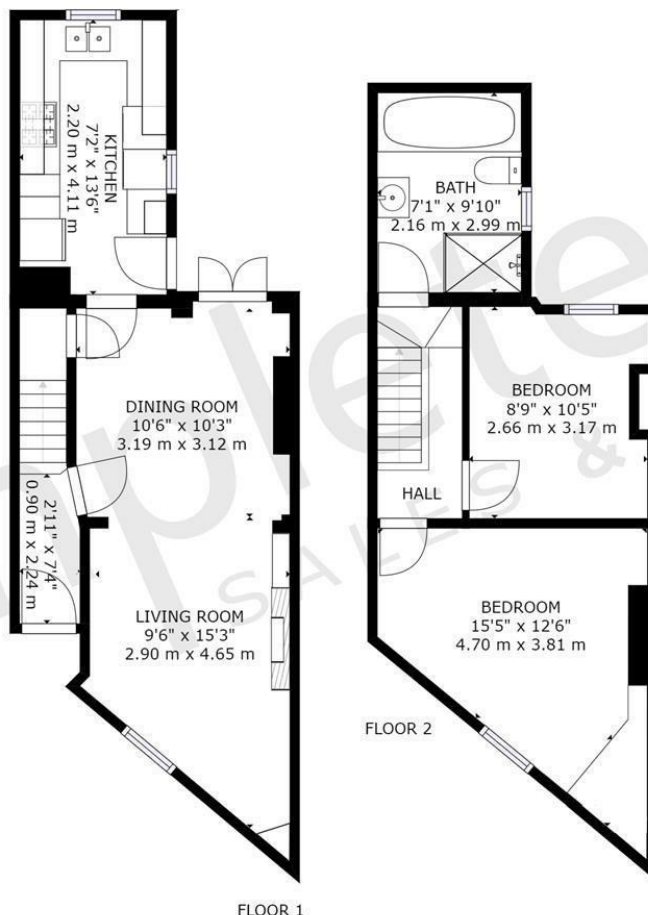
Rear Courtyard Garden

Being south facing, walled and laid to a central patio, surrounded by herbaceous borders. At the foot of the garden there is a pedestrian rear access.

Location

Positioned in a desirable location, with views towards Newbold Comyn and within a conservation area, just half a mile from the heart Leamington Spa. The town centre benefits a wealth of cafés, restaurants and bars, amidst great shopping and beautiful parks. Leamington Spa railway station, with its direct commuter links to London, Birmingham and a wide range of further centres, is a mile and a half away, whilst Leamington Spa is positioned close to both the M40 and the A46, both of which provide links to the heart of the midland motorway network.





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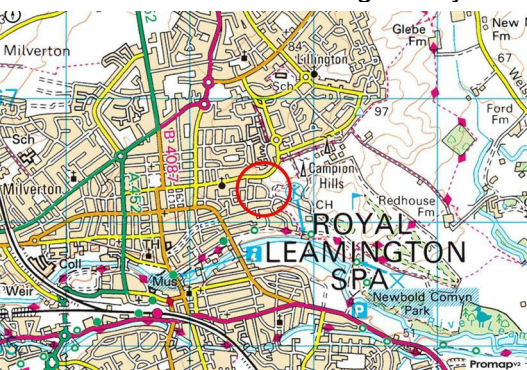
GROSS INTERNAL AREA
FLOOR 1: 384 sq ft, 36 m², FLOOR 2: 348 sq ft, 32 m²
TOTAL: 732 sq ft, 68 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Victorian Terrace
- Views Of Newbold Common
- Refitted Kitchen
- Fitted Wardrobes In Master
- South Facing Courtyard Garden

- Beautifully Presented
- Open Plan Living
- Two Double Bedrooms
- 4 Piece Bathroom
- Close To The Town Centre



PRINCES STREET, 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)		91
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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