

35 Wathen Road

Leamington Spa CV32 5UY

Offers Over £550,000

35 Wathen Road

The appeal of a characterful Victorian home in Leamington Spa never recedes and here is a fine example of that. Situated within an extremely popular and convenient North Leamington no-through road, this substantial double-bayed home dates to the late Victorian era during the early years of the 20th Century. The house still retains much of its original charm and character, incorporating gas fired central heating and with many of the principal windows having been replaced with double glazed reproduction sashes. Still retaining its original two separate reception rooms, one of the most appealing features of the ground floor is the enlarged kitchen/breakfast room, with the breakfast area featuring a large Velux double glazed roof light and doors onto the attractively re-designed garden patio. To the first floor there are three comfortable bedrooms together with a family bathroom. The real surprise with this property, however, are the two rear gardens, both of which are delightfully presented and separated by a shared rear communal access. This lends the house considerable appeal to family purchasers.

Features

- Double-Bayed Victorian Terraced House
- Sought After North-Leamington Location
- Two Reception Rooms
- Extended Kitchen/Breakfast Room
- Utility/Cloakroom
- Three Bedrooms
- Family Bathroom
- Attractively Landscaped Rear Garden
- Good Access to Town Centre







LOCATION
Wathen Road lies off Lillington Road, around ½ mile north and within comfortable walking distance of the centre of Leamington Spa and its wide range of amenities and facilities. These include ample local shops and independent retailers, coupled with artisan coffee shops, bars, restaurants and popular public parks. There are excellent local road links available out of the town including those to neighbouring centres, the A46, the A45 and M40, with Leamington Spa railway station providing regular commuter rail links to numerous destinations, most notably London and Birmingham.

ON THE GROUND FLOOR

RECESSED PORCH ENTRANCE
With period entrance door opening into:-

ENTRANCE HALLWAY
With staircase off ascending to the first floor, central heating radiator, door to understairs storage cupboard and further doors giving access to:-

LOUNGE
4.42m into bay x 3.89m (14'6" into bay x 12'9")
Having replacement double glazed bay window, period fireplace housing an open inset coal effect gas fire with black marble effect inset and matching hearth, replacement sash style double glazed window to front elevation, two central heating radiators and picture rail.

DINING ROOM
4.24m x 3.18m (13'11" x 10'5")
With replacement double glazed sash style window to the rear elevation and attractively looking over the rear garden, central heating radiator and ceiling coving.

KITCHEN
3.23m x 2.67m (10'7" x 8'9")
Being fitted with a range of panelled style units comprising base cupboards and drawers surmounted by granite effect worktops with inset 1½ bowl stainless steel sink unit with mixer tap, coordinating wall cabinets to two sides including two glazed display cupboards, space and connection for electric cooker with filter hood over along with space and plumbing for dishwasher, ceramic tiled flooring and open plan through access to:-

BREAKFAST ROOM
2.64m x 2.62m (8'8" x 8'7")
Forming an attractive and useful extension to the kitchen with ceramic tiled floor following through, large Velux double glazed roof light, exposed brickwork to one wall, central heating radiator, double glazed French style doors opening into the garden and through access to:-

REAR PASSAGEWAY/LOBBY
With ceramic tiled flooring extending through from the breakfast room, electric radiator, double glazed door giving external access to the rear garden and further door to:-

CLOAKROOM/UTILITY
With low level WC, wall mounted wash hand basin with tiled splashback, wall mounted replacement Baxi gas fired boiler, plumbing for washing machine, central heating radiator and double glazed window.

ON THE FIRST FLOOR

LANDING
With access trap to the roof space, exposed floorboards and stripped pine doors radiating to:-

BEDROOM ONE (FRONT)
4.42m into bay x 3.91m (14'6" into bay x 12'10")
Presently used as a first floor lounge and having replacement double glazed sash style bay window and central heating radiator.

BEDROOM TWO (REAR)
4.27m x 3.18m (14'0" x 10'5")
With replacement double glazed sash style window to rear elevation, two central heating radiators and exposed floorboards.

BEDROOM THREE (REAR)
3.23m x 2.69m (10'7" x 8'10")
With replacement double glazed sash style window to rear elevation and central heating radiator.

BATHROOM
With partly ceramic tiled walls, exposed floorboards and white fittings comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, replacement sash style double glazed window, shower enclosure with glazed door giving access and electric shower unit. Central heating radiator.

OUTSIDE

FRONT
The house is set behind an attractively stocked foregarden with dwarf brick wall fronting, wrought iron gate and attractively tiled pathway to the front entrance door.

REAR GARDEN
The rear garden is divided into two delightful sections which are separated by a pathway over which neighbouring properties have a right of way. Both areas of garden are self-contained with the area of garden immediately to the rear of the house having been landscaped to provide a delightful patio area, fringed by walling to one side and having a shaped lawn beyond with thoughtfully stocked borders and a timber pergola over a further patio sitting area. A useful brick-built outhouse adjoins the rear of the property which is accessible from this section of the garden. The further section of garden has also been landscaped and provides a good level of privacy being predominantly pebbled for ease of maintenance but fringed by an attractive variety of shrubs and fruit bushes, whilst again featuring an attractively secluded and paved patio area.

DIRECTIONS
Postcode for sat-nav - CV32 5UY
what3words - stamp.grit.plates

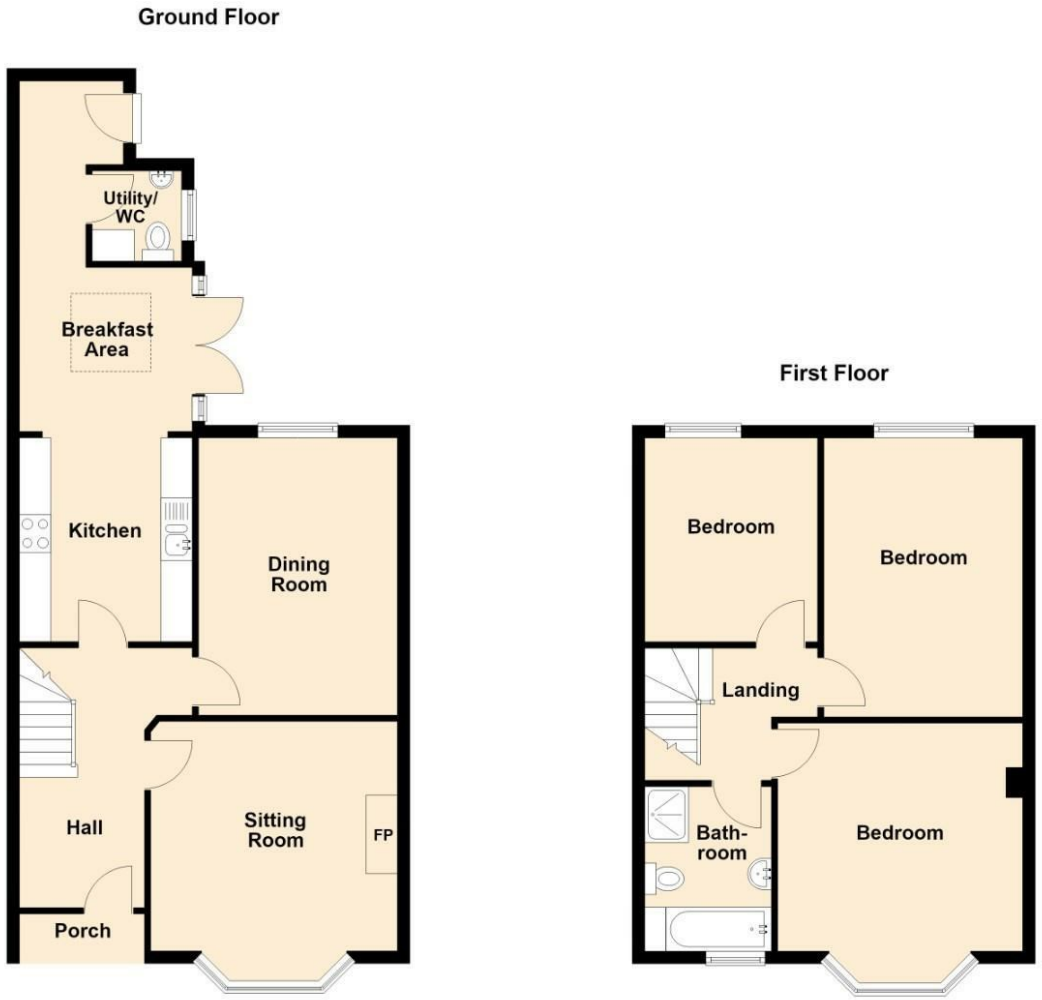








Floorplan



Total area: approx. 113.1 sq. metres (1217.5 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

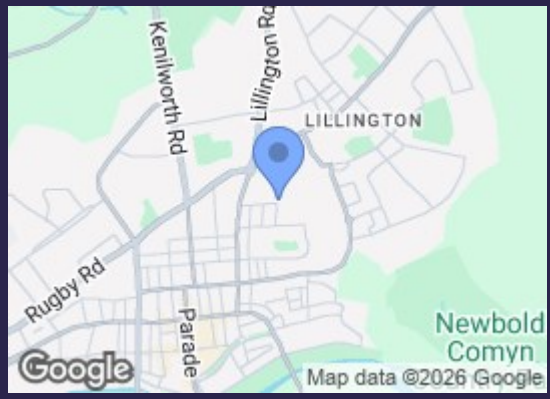
Specifically excluded unless mentioned in these sales particulars.

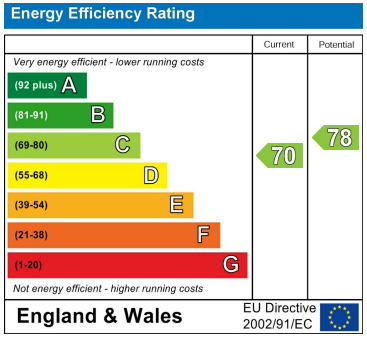
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council





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