









# CLAPHAM TERRACE, TOWN CENTRE

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SALES & LETTINGS













An attractive and spacious 1873 Victorian terraced home, situated on Clapham Terrace just off Radford Road, within easy reach of Leamington Spa town centre, the train station and canal walks. Offering approximately 1250 ft.². of characterful accommodation, the property comprises an entrance hall, open-plan lounge diner, fitted kitchen, utility cupboard, ground-floor shower room, useful two-chamber cellar, three bedrooms and a stylish first-floor shower room. Outside is a low-maintenance, established rear garden. Clapham Terrace also benefits from its own primary school and children's play area. A brilliant location for buyers wanting the convenience of town-centre living and excellent access to Leamington's amenities.

Property Details...

Entrance Hall
A modern composite entrance door with two frosted and leaded glazed panels and a frosted skylight above leads into the hallway. There is engineered oak flooring, a radiator and a staircase rising to the first floor, clad in engineered oak with a stainless-steel handrail. Doors lead through to the lounge diner.

Lounge Diner
A spacious and well-appointed open-plan living and dining space with engineered oak flooring. The living area features a limestone fireplace with gas fire, built-in shelving and a uPVC double-glazed bay window to the front. The dining area has a further feature fireplace, radiator and uPVC double-glazed window overlooking the rear garden. An open doorway with a step down leads through to the kitchen.

Kitchen
Fitted with a range of white high-gloss units complemented by square-edge timber worktops. There is a single-bowl sink with mixer tap and drainer, space for a gas cooker with stainless-steel splashback and extractor above, and plumbing for a dishwasher. Further features include downlights and a uPVC double-glazed door and window to the side. A walkway leads to a useful utility cupboard with plumbing for a washing machine, radiator and shelving. There is also a cupboard housing the gas boiler. Doors lead to the ground-floor shower room, cellar and shared side passage.

Ground Floor Shower Room
Fitted with a quadrant glass shower enclosure with mains-fed shower, a large wash basin with storage below and a toilet. There is a tall white radiator, fully tiled walls, extractor and a uPVC double-glazed window.

Cellar
Grey-painted brick steps lead down to a useful two-chamber cellar. One chamber houses the meters and has a humidistat extractor. The larger chamber has been plastered and benefits from downlights and a useful fitted desk area, making it ideal for storage or occasional workspace.

Landing
With engineered oak flooring and a step down to an area with bi-folding doors opening to useful storage cupboards. There is a large loft hatch providing access to a partially boarded loft, with doors leading to the three bedrooms and shower room.

Bedroom One
With engineered oak flooring, a feature painted wall, original fireplace, useful storage cupboard, radiator and a uPVC double-glazed window.

Bedroom Two
With engineered oak flooring, an original fireplace, radiator, children's themed decoration and a uPVC double-glazed window to the front.



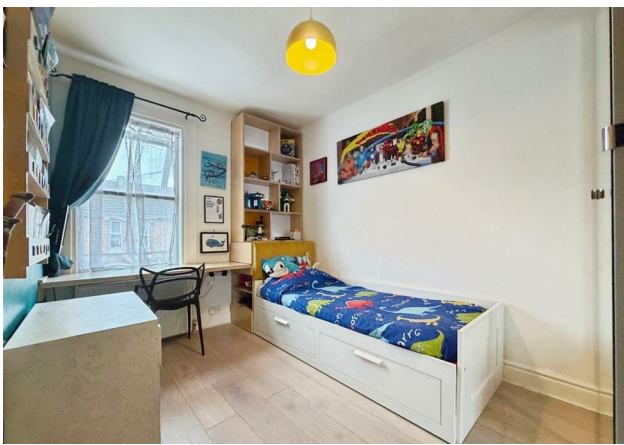
Bedroom Three
With engineered oak flooring, a radiator, children's themed decoration and a uPVC double-glazed window to the front.

Shower Room
A stylishly appointed shower room featuring contemporary tiling and aqua panelling, a shower seat and rainfall mains-fed shower. There is also a bidet, concealed-cistern toilet and a large floating vanity drawer with wash basin and mixer tap. Further features include a mixture of attractive tiling, a white heated towel radiator, extractor and a uPVC double-glazed window.

Rear Garden
The low-maintenance rear garden features a generous paved patio with established planted borders containing a variety of shrubs and small trees. A pathway leads towards the house, with a raised timber-edged planting area filled with established plants and flowers.

Location
Clapham Terrace is a popular and convenient residential location just off Radford Road, ideally positioned for enjoying everything Leamington Spa has to offer. The property is within easy walking distance of the town centre with its excellent selection of independent shops, cafés, bars and restaurants, as well as the beautiful Jephson Gardens and surrounding parks. Leamington Spa railway station is also conveniently close by, providing excellent commuter links, while nearby canal towpaths offer attractive walks towards the countryside and neighbouring villages. Families are particularly well catered



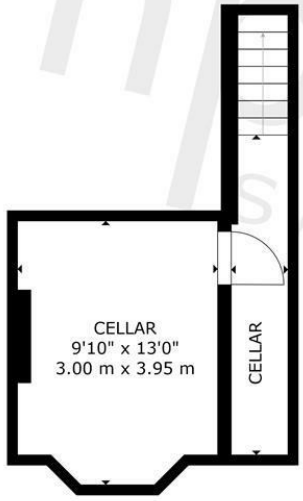


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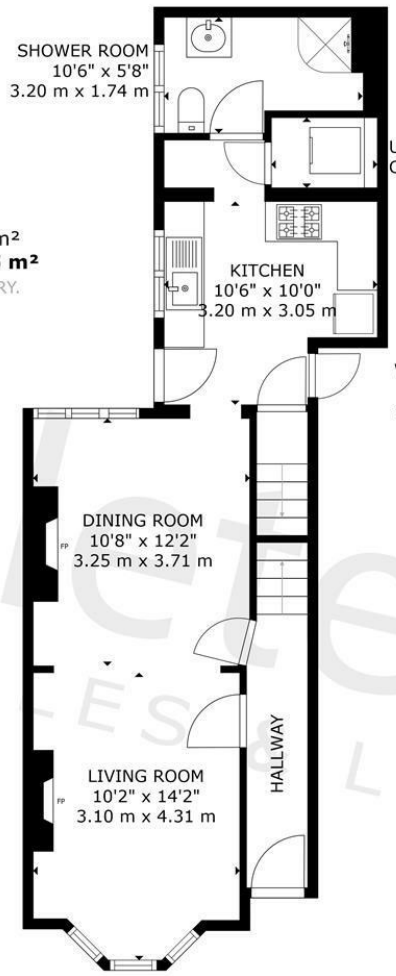
**GROSS INTERNAL AREA**
FLOOR 1: 189 sq. ft, 17 m², FLOOR 2: 530 sq. ft,49 m²
FLOOR 3: 528 sq. ft, 49 m², **TOTAL: 1,247 sq. ft, 115 m²**
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



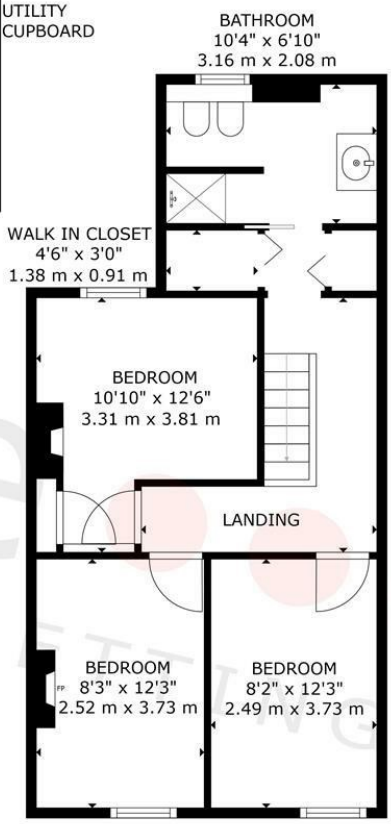
The Leamington Property Expert




FLOOR 1




FLOOR 2




FLOOR 3





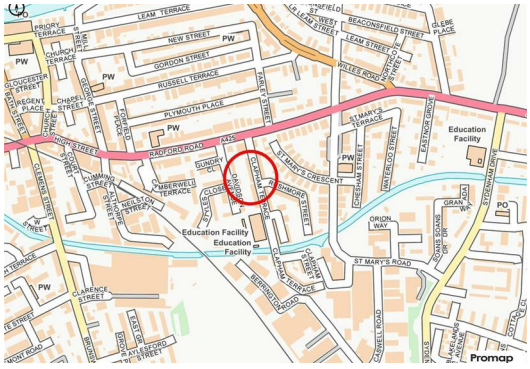
for, with Clapham Terrace Community Primary School and a children's play area close at hand, together with a good choice of further schooling nearby. The location also provides straightforward access towards Warwick, the M40, Jaguar Land Rover and the wider road network. An excellent position for anyone looking for a characterful period home within walking distance of central Leamington Spa, while offering particularly good value compared with many of the town's more expensive central locations.






- Victorian 1873 Terrace
- Three Bedrooms
- Kitchen & Utility Cupboard
- Two Shower Rooms
- Local Primary School & Canal Walks
- Prestigious Conservation Area
- Two Reception Areas
- Two Chamber Cellar
- Walking Distance To Staion/Town/Parks
- A Spacious 1250 ft.²



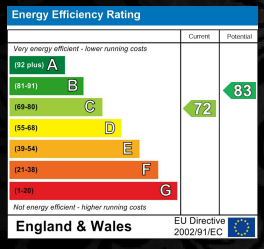







# CLAPHAM TERRACE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723




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