



**Totally refurbished, 2 bed, semi-detached**

**5 Old Milverton Road  
Leamington Spa  
CV32 6AY**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £315,000**

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\*\*\* NO UPWARD CHAIN \*\*\*

THIS IS STUNNING \*\*\*

Beautifully extended and TOTALLY refurbished, period semi detached home, offered with no upward chain, and forming part of a sought after and popular residential location with the added benefit of a large cellar. Superbly refitted throughout, viewing is warmly recommended.

Double glazed front door with matching side windows opens into

### LIGHT AND AIRY RECEPTION LOBBY

10'10" inc. stairs x 3'8"

with staircase rising to the first floor landing, radiator, and wall mounted gas fired central heating boiler.

### BEAUTIFUL BREAKFAST KITCHEN

13'4" x 10'3" reducing to 7'11"

with stylish roll edge work surfacing with inset single drainer stainless steel sink and mixer tap and an AEG electric induction hob.

Comprehensive range of cupboards beneath incorporating the AEG electric oven, the AEG slimline integrated dishwasher and integrated washing machine. Tall larder cupboard incorporating the fridge freezer, eye level wall cupboards and AEG cooker hood, double glazed window, and radiator.

### LOUNGE/DINING ROOM

15'7" x 11'10"

with radiator, double glazed patio doors opening onto the enclosed rear garden, and two double glazed roof lights.

Staircase from the kitchen gives access down to the two chamber cellar.

### FIRST FLOOR LANDING

with access to the roof space.

### BEDROOM ONE - REAR

11'9" x 9'1"

with radiator and double glazed window.

### BEDROOM TWO - FRONT

10'9" ex' recess x 10'10" max' red to 7'11"

A beautifully light and airy room due to the two dual aspect double glazed windows, this charming bedroom has a radiator and wardrobe fitted above the bulkhead.

### BATHROOM

has a brand new white suite with panelled bath having mixer tap and tap secured mixer shower attachment, wash hand basin with mixer tap and cupboard beneath, low-level WC, radiator, obscured double glazed window and extractor fan.

### REAR GARDEN

To the rear of the property, there is a charming enclosed garden laid to AstroTurf with fencing giving a good degree of privacy and also benefits from a rear pedestrian gate.



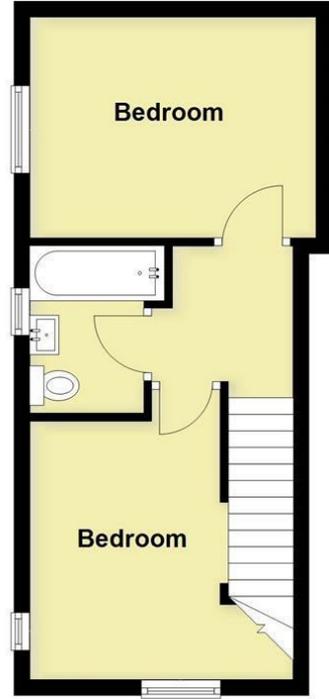
### Ground Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



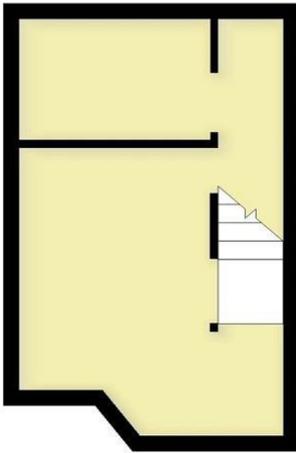
### First Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



### Basement

Approx. 16.9 sq. metres (181.8 sq. feet)



Total area: approx. 81.6 sq. metres (878.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		71	82
	EU Directive 2002/91/EC		

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