



## CLAPHAM TERRACE, TOWN CENTRE

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SALES & LETTINGS





A charming 1890s Victorian terraced home, tucked away in a quiet cul-de-sac just over the canal bridge in the highly sought-after Clapham Terrace. Ideally located within a short walk of Leamington Spa town centre and train station, the property offers both character and convenience. The accommodation includes an entrance hall, open-plan lounge/diner, and a bright kitchen diner with a striking feature window. Upstairs are two double bedrooms and a spacious four-piece bathroom, while a useful dormer loft room with staircase and windows provides excellent additional space. Outside, there is a professionally landscaped, low-maintenance rear garden. The property is well positioned for local amenities, canal walks, Clapham Terrace Primary School, and some of Leamington's most attractive parks.

Property details...

#### Hall

A modern composite entrance door leads into the hallway which has area for coats. There is a radiator, exposed timber flooring and a large opening through to the lounge diner.

#### Lounge Diner

A large open plan space with exposed floorboards, a uPVC double glazed bay window to the front recessed open fire, a radiator, bookshelves, under stairs storage and an opening down to the kitchen.

#### Kitchen Diner

An extended space with a timber effect kitchen with dark work-tops that includes a white ceramic sink with drainer and mixer tap. An integrated dish-washer, electric oven, four ring gas hob and an extractor over. There is space and plumbing for a washing machine and a cupboard housing the gas boiler. There are timber glazed door to the garden and a large feature window, with a lovely view of the landscaped garden. There is a tall radiator and tiled flooring.

#### Landing

With exposed floorboards, painted timber doors to the two bedrooms and the bathroom. A carpeted staircase leads to the loft.

#### Bedroom One

A spacious double bedroom with feature original fireplace, ceiling Rose, radiator and a uPVC double glazed window to the front aspect.

#### Bedroom Two

A double bedroom which has an original fireplace, a radiator and a uPVC double glazed window overlooking the garden.

#### Bathroom

A very spacious bathroom that comprises: a four piece bathroom suite-with a large walk-in shower enclosure with large glass static screen and mains shower over. A large pedestal hand wash basin a chrome mixer tap, a radiator, a toilet, a bath with chrome mixer tap and tiled splash-back. Down-lighting, and extractor and a uPVC double glazed window.

#### Loft

With a dormer extension, uPVC double glazed window to the rear and a timber Velux window to the front. Laminate flooring, plastered walls, down-lights and a radiator.



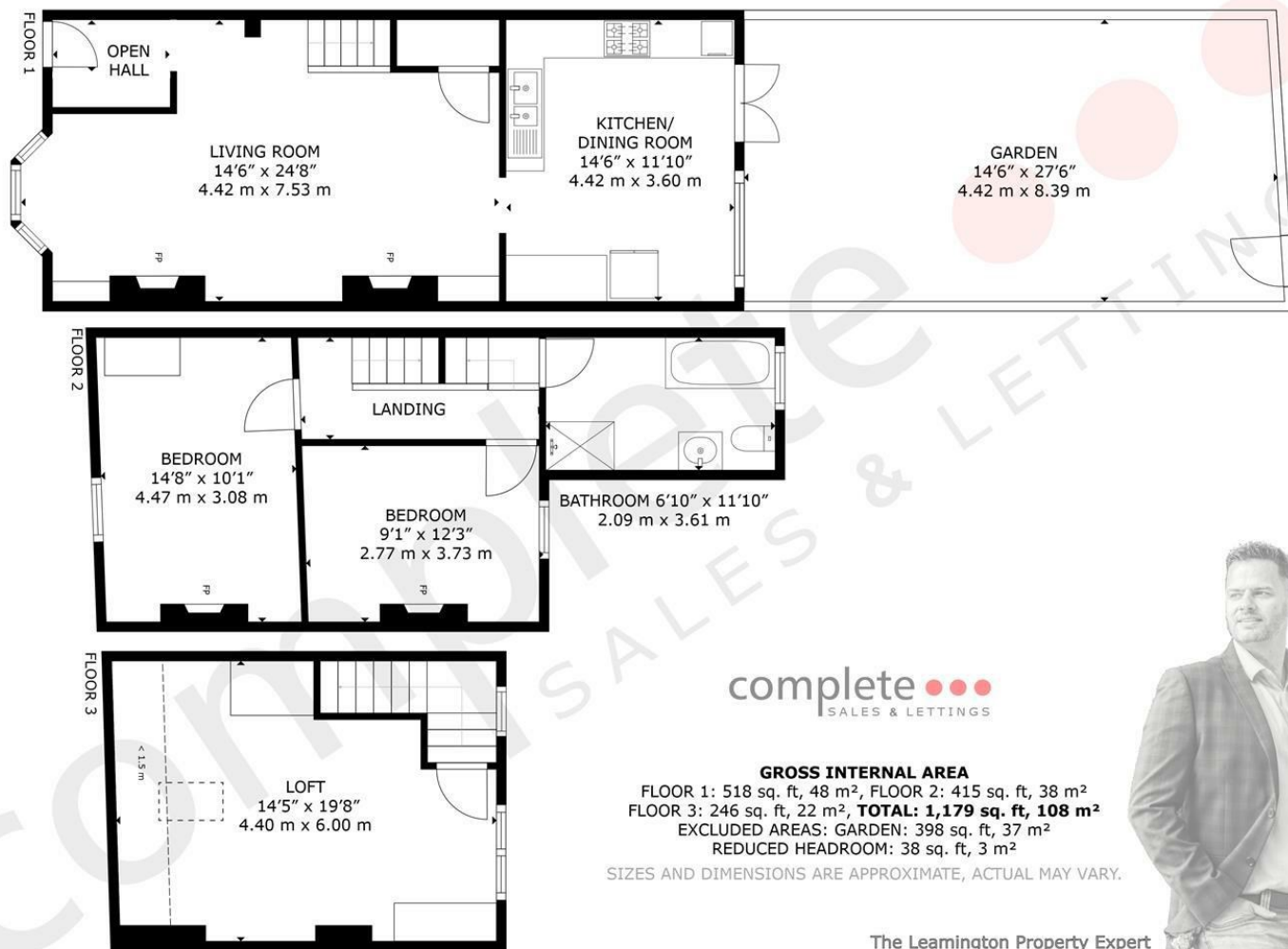
#### Rear Garden

landscaped garden which is low maintenance, with block paved patio and slabbing. There are some slightly raised planting borders with flowers and small bushes. The garden is enclosed with brick wall and has a timber gate to the rear passage.

#### Location

Situated close to the popular Clapham Primary School, a children's play area and in a peaceful part of the road over the bridge to the Grand Union Canal. Within walking distance to a Sainsbury's local and less than 1 mile to the south east of the Parade, at the heart of Leamington Spa town centre. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and an easy walk to the train station, with its direct service to London Marylebone. Convenient for everything Leamington Spa has to offer; there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.





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**GROSS INTERNAL AREA**  
 FLOOR 1: 518 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 415 sq. ft, 38 m<sup>2</sup>  
 FLOOR 3: 246 sq. ft, 22 m<sup>2</sup>, **TOTAL: 1,179 sq. ft, 108 m<sup>2</sup>**  
 EXCLUDED AREAS: GARDEN: 398 sq. ft, 37 m<sup>2</sup>  
 REDUCED HEADROOM: 38 sq. ft, 3 m<sup>2</sup>

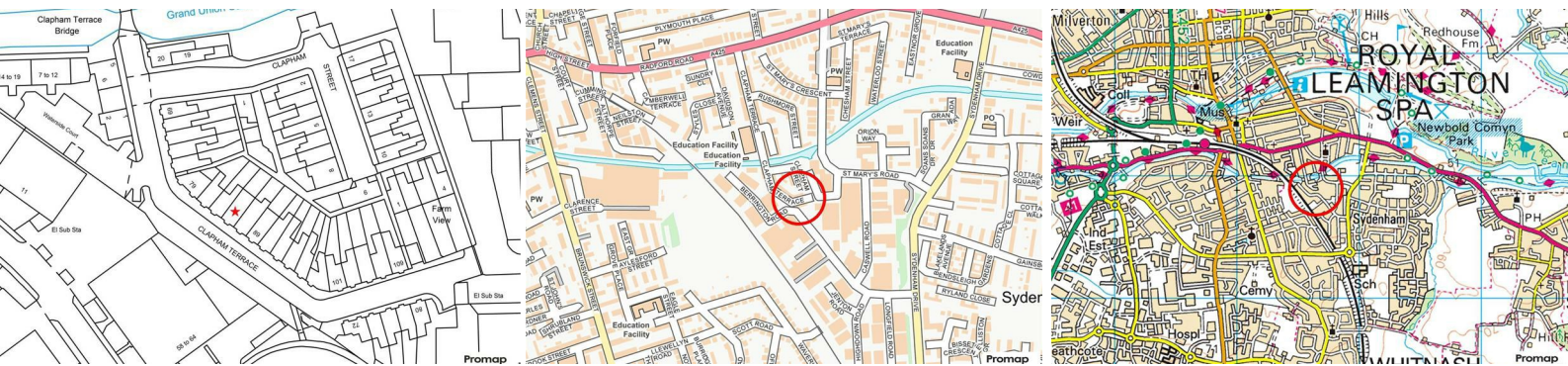
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert





- Victorian 1890's Home
- Bay Fronted Lounge Diner
- Two Bedrooms & Bathroom
- Landscaped Garden
- Local Primary School
- Rear Extension & Loft Dormer
- Kitchen Diner & Feature Window
- Dormer Loft Space
- Near Grand Union Canal
- Close To Town & Station



## CLAPHAM TERRACE, 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		
(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>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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