



**34 Alexandra Road**  
Leamington Spa, CV31 2DD































































































### 34 Alexandra Road

Spacious extended traditional style semi-detached property with full width ground floor extension and loft conversion.

The accommodation briefly includes reception hall, living room, beautiful open plan dining kitchen extension, two first-floor bedrooms, bathroom and second floor bedroom.

There is off road parking to the front and long mature rear garden with workshop.

#### GROUND FLOOR:

Open porch with part double glazed and wood paneled front door opening to:

**ENTRANCE HALL** Double glazed side window, stripped, sanded and sealed flooring, double radiator, dado, paneling and door to:

**LIVING ROOM** Double glazed bay window, attractive fireplace surround, radiator.

**WC** Understairs, with ceramic herringbone tiles.

**KITCHEN / DINING** Stunning open-plan kitchen diner with modern handleless kitchen featuring inset sink and solid work surfaces. Integrated double oven and dishwasher, large induction hob with integrated extraction. Engineered oak floors throughout,

Light pours into the dining area through full height and width glazed end wall with views onto the large garden.

**UTILITY** With space for 2 appliances, shelving and cupboard housing gas combi boiler.

#### FIRST FLOOR

**BEDROOM ONE** Double glazed bay window, additional double glazed window to front, double and single radiators, stripped, sanded, sealed flooring and chimney alcove.

**BEDROOM TWO** Stripped, sanded and sealed flooring, radiator and double glazed window overlooking the rear garden.

**FAMILY BATHROOM** Fully tiled with mixer shower and shower panel, vanity unit with store cupboard below, w.c., radiator, extractor fan and double glazed window.

#### SECOND FLOOR:

**BEDROOM THREE** Stripped, sanded and sealed flooring, radiator and double glazed window overlooking the rear garden.

**OUTSIDE** Block paved driveway for two cars, side access to rear garden through pedestrian gate.

Large rear garden with large paved patio area.

**WORKSHOP / GARDEN ROOM** With lighting and power offers a variety of uses.

#### Location

Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

#### Services

Mains water, gas, electricity, drainage and telephone.

#### Local Authority

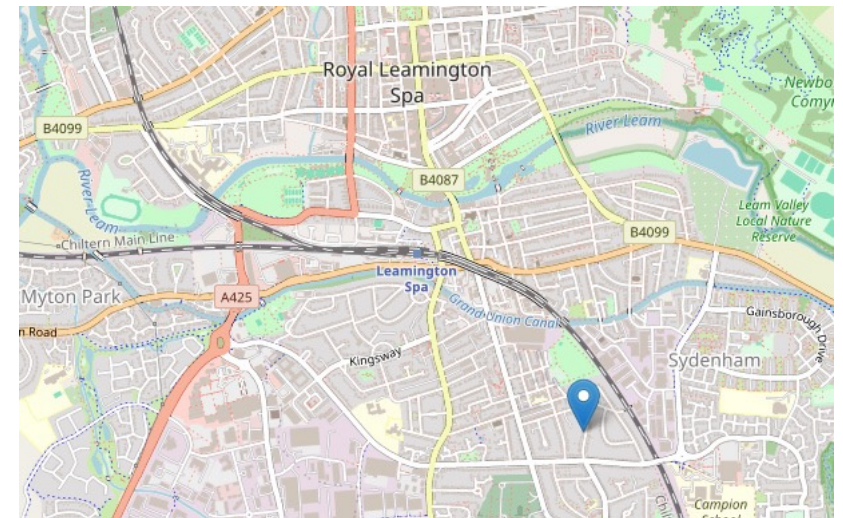
Warwick District Council.

#### Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

#### Website

[www.spaestates.com](http://www.spaestates.com)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024







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