



Connells

Villiers Street
Leamington Spa



Property Description

Set within a fantastic location, this beautifully presented end-of-terrace Victorian family home boasts an impressive double bay frontage, offering both charm and kerb appeal from the moment you arrive.

Upon entering, you are welcomed by a spacious entrance hallway with stairs rising to the first floor. To the left sits an elegant dining room, featuring a bay window to the front and doors opening out to the courtyard, making it ideal for entertaining or family meals. To the right of the hallway is the main lounge, a cosy yet generous living space enhanced by a further bay window overlooking the front of the property.

To the rear, the home opens into a kitchen diner, providing a fantastic social space with a door leading directly out to the private courtyard garden - perfect for alfresco dining or relaxing outdoors.

The entrance hallway also provides access to a fully tanked basement, offering excellent versatility. This space would make an ideal home office, hobby room, or additional storage area.

Rising to the first floor, the property offers three well-proportioned bedrooms, all filled with natural light, along with a family bathroom completing the accommodation.

This charming Victorian home effortlessly blends period features with practical family

living and must be viewed to be fully appreciated

Approach

Having a front door leading through to entrance hallway.

Entrance Hallway

Welcoming and spacious entrance hallway with stairs rising to the first floor. With doors to the lounge, dining room and kitchen/diner and the basement.

Lounge

12' 9" max x 11' 3" max (3.89m max x 3.43m max)

Light and airy, bay-fronted lounge consisting of a feature fire place and a television point.

Dining Room

12' 3" x 9' 8" (3.73m x 2.95m)

Having a radiator, a double glazed bay window to front elevation and French doors leading to the courtyard garden.

Kitchen/diner

15' 9" max x 14' 2" max (4.80m max x 4.32m max)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a washing machine, dishwasher and a fridge/freezer. Comprising tiled flooring,

ceiling spotlights, double glazed windows to side elevation and a door to rear elevation.

Basement

11' 7" x 9' 1" (3.53m x 2.77m)

Fully tanked, with tiled flooring.

First Floor

Landing

The stairs lead from the hallway, with a double glazed window to rear elevation and doors to all bedrooms and the family bathroom.

Bedroom One

12' 5" x 9' 6" (3.78m x 2.90m)

Double bedroom having two built-in wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Two

12' 4" x 9' 1" (3.76m x 2.77m)

Double bedroom benefitting from a built in cupboard, a radiator and a double glazed window to front elevation.

Bedroom Three

11' 9" x 8' 4" (3.58m x 2.54m)

Double bedroom with a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Outside

Garden

Private and beautifully presented, low maintenance courtyard garden. Being mainly laid to hard paving and wall enclosed.

Parking

On Street.









Total floor area 100.4 m² (1,081 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01926 881 441

E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax Band: C

Tenure: Freehold

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