



8 Gunnery Terrace

Leamington Spa **CV32 5PE**

Offers Over £310,000

8 Gunnery Terrace

A well presented character home which is ideally situated for local amenities and excellent transport links. Set over three floors the accommodation comprises at basement level: kitchen, bathroom and utility room. Ground floor provides a lounge and separate dining room with two double bedrooms to the first floor. A lovely rear courtyard provides a great entertaining space.

This would make an ideal first time or investment purchase - early viewing is advised!

LOCATION

Gunnery Terrace is located set back from the road behind the walled front courtyard, close to the town centre within the popular Milverton area. There is a range of shops nearby in Rugby Road and the town centre is readily accessible. Gunnery Terrace is within a conservation area and occupies a sought after location, approximately a mile north-west of the Royal Spa town centre just off Rugby Road. The immediate area includes some of the towns special period buildings in nearby Beauchamp Hill, Clarendon Crescent, and Milverton Crescent. Located a 20-minute walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, a range of excellent private and state schools. The nearest primary schools are Milverton Primary School and Brookhurst Primary School. The Trinity Catholic Technology College is the nearest school for both secondary and sixth form, both of these form popular school catchment areas. Warwickshire College is also within walking distance.

LOUNGE

3.82m x 3.33m (12'6" x 10'11")

A cosy room with stripped floorboards, radiator, double glazed sash window to the front elevation, space for lounge furniture, feature fireplace, stairs to the first floor and opening through to the dining room.

DINING ROOM

3.53m x 3.07m (11'6" x 10'0")

Having a built-in cupboard, radiator, double glazed sash window to the rear elevation and space for dining room furniture.

LOWER GROUND FLOOR

KITCHEN

3.82m x 3.03m (12'6" x 9'11")

A good range of fitted base units and wall mounted cabinets, space for a cooker, built-in dishwasher, radiator, sink unit, understairs store cupboard and a door to the rear courtyard garden.

FAMILY BATHROOM

2.71m x 1.34m (8'10" x 4'4")

A white suite comprising: tile panelled bath with shower over, wash hand basin with storage below, radiator, low level W/C and complementary tiling to splashbacks.

UTILITY ROOM

3.72m x 1.75m (12'2" x 5'8")

With a double glazed window to the front elevation, plumbing for washing machine and tumble dryer and space for a fridge freezer.

FIRST FLOOR

With doors to two bedrooms.

Features

Terraced House

Two Double Bedrooms

Two Receptions

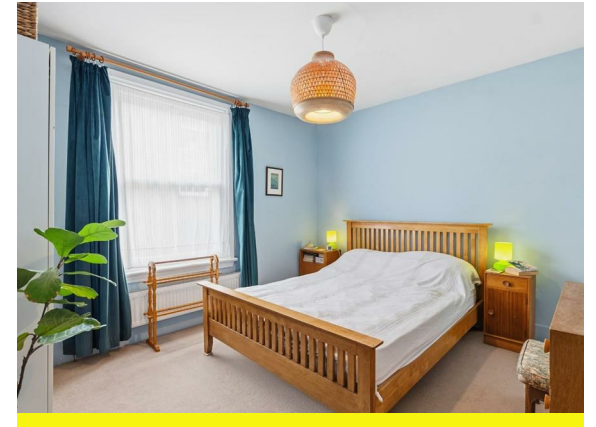
Gas Central Heating

Double Glazed

Rear Garden

Prime Location In Leamington





Floorplan

Internal Living Area 809sq ft / 75.13m2



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General Information

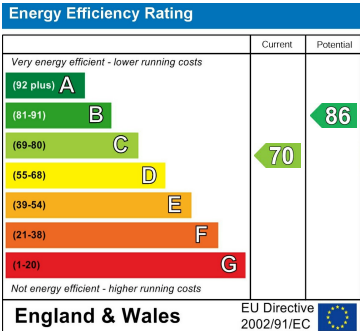
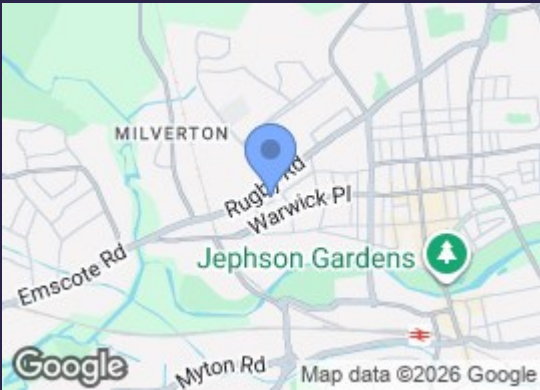
Tenure
Freehold

Services
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax
Band B - Warwick District Council



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