



19, Victoria Road, Leamington Spa

Offers Over  
£475,000



A period bay-fronted two double bedroom extended town centre villa located in one of Leamington's most highly sought-after locations.

#### Briefly Comprising;

Recessed porch, entrance hallway, sitting room with bay window, family room, extended, superb glazed open-plan kitchen/dining living space with double doors to garden with large feature centre island. Separate utility/ground floor WC. cellar, first floor landing, master bedroom with fitted wardrobes, further double bedroom and attractive spacious white refitted bathroom with separate shower cubicle. Fore garden, walled and enclosed south facing rear garden, gas radiator heating.

#### Victoria Road

Occupies one of Leamington's most desirable locations for properties of this type. A sought after oasis along with the adjacent roads of Victoria Street and Archery Road. Conveniently laying a short distance south east of the town centre within easy reach of the railway station and adjacent to Victoria Park. Victoria Road is a no-through road and therefore offers a high degree of seclusion.

This particular property boasts an enlarged open plan kitchen dining living space, forming a glazed side return with doors leading out onto the garden, and is a particular highlight of the property.



#### The Property

Is approached via a paved path to...

#### Arched Recessed Porch

With part obscure double glazed entrance door to...

#### Entrance Hallway

With black and white chequered tiled floor, staircase rising to the first floor landing, four-panel stripped door to family room.

#### Family Room

10'11" x 9'9" (3.33m x 2.97m)

With exposed timber flooring, double radiator, broad square opening to sitting room, further open doorway to kitchen space.



### Sitting Room

10'6" x 12" into bay (3.20m x 3.66m into bay)

With timber-framed bay window to the front elevation, radiator set behind radiator cover, exposed timber flooring, feature fireplace with inset gas fire.

### Extended Kitchen/Dining/Living

13'11" max x 18'8" max (4.24m max x 5.69m max)

Being a feature of the property. Comprising an attractive shaker-style white kitchen with a run of base and wall units with complimentary solid working surface and upstands over, Belfast twin sink with mixer tap, concealed bin storage units, concealed Neff dishwasher, double

oven, useful pull out larder unit, recess for tall fridge-freezer, feature central island with Neff four point electric hob, retractable extractor unit and breakfast bar seating space, downlighter points to ceiling, wall lighting, tiled floor extended throughout the room with underfloor heating controlled by the central heating, stripped four panel door to cellar. Dining/sitting area with glazed angled pitched roof with electric skylights, and double-glazed UPVC doors leading to the garden. Shelved recess and further four-panelled door to...

### Ground Floor Utility/WC

Continued with matching work surfaces wall mounted



Ideal combination boiler, space and plumbing for washing machine and tumble dryer, continuation of tiled flooring, low-level WC, corner wash hand basin, splash back tiling, vaulted ceiling and Velux double-glazed conservation style roofline window. Underfloor heating.

### Cellar

Approached by a staircase leading down from the kitchen into lobby area leading to the main chamber.

### Main Chamber

10'7" x 12'2" into bay (3.23m x 3.71m into bay)

Providing useful storage with shelving, power, light and a painted brick floor.



### First Floor Landing

With hatch to roof space.

### Bedroom (One Front)

11'10" to front of w'robes x 9'11" (3.61m to front of w'robes x 3.02m)

With two timber framed glazed windows to front elevation, double radiators, built-in wardrobes with hanging rails and shelving, radiator.

### Bedroom Two (Rear)

8'8" plus wardrobe recess x 9'11" (2.64m plus wardrobe recess x 3.02m)

With UPVC double glazed sash window to rear elevation,

double radiator, feature fireplace surround, wardrobe recess.

### Bathroom

7'11" x 9'8" plus shower recess (2.41m x 2.95m plus shower recess)

Comprehensively refitted with an attractive white suite, to comprise low-level WC with concealed cistern, wash hand basin set into vanity cupboard with marble top and mono mixer. Separate shower cubicle with fixed rainwater-style shower head and additional hand held shower attachment, free standing roll top claw foot bath with period style taps with telephone style shower attachment,

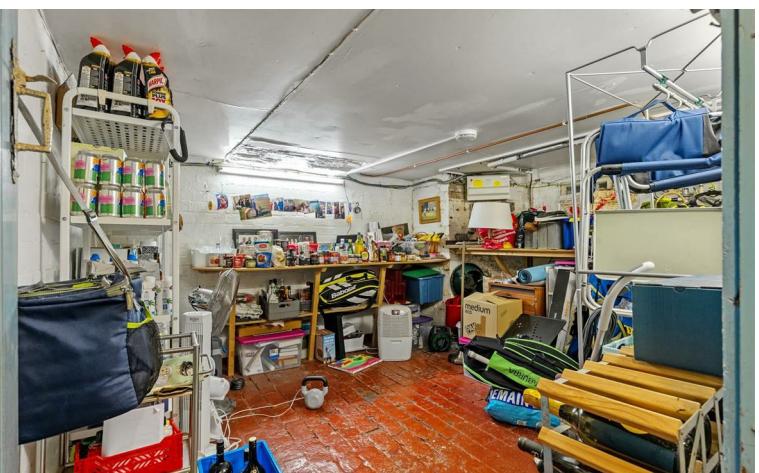
useful bathroom storage to chimney recesses with shelving, splashback tiling to half height extending to full height in shower cubicle, timber framed, obscure glazed sash window to side elevation, tiled floor, underfloor electric heating and radiator towel rail.

### Outside (Front)

To the front of the property there is a shallow fore garden set behind dwarf wall with paved path to the entrance door.

### Outside (Rear)

With a southerly facing, walled enclosed rear garden, brick paved area and personal gate to the rear, outside tap.



#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band C.

#### Location

CV31 3PX

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

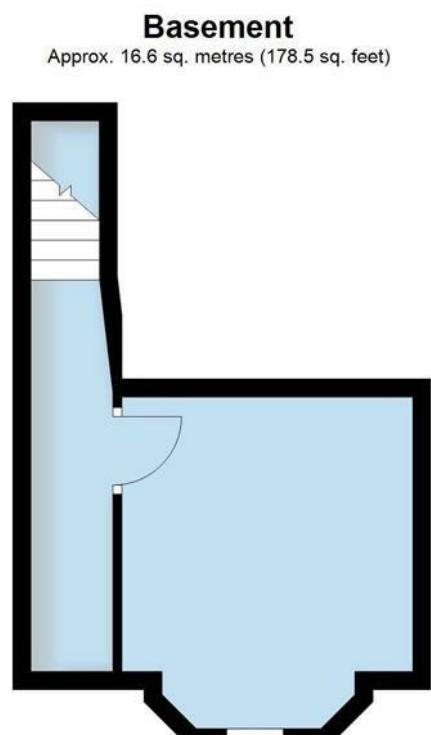
01926 881144 [ehbresidential.com](http://ehbresidential.com)

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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

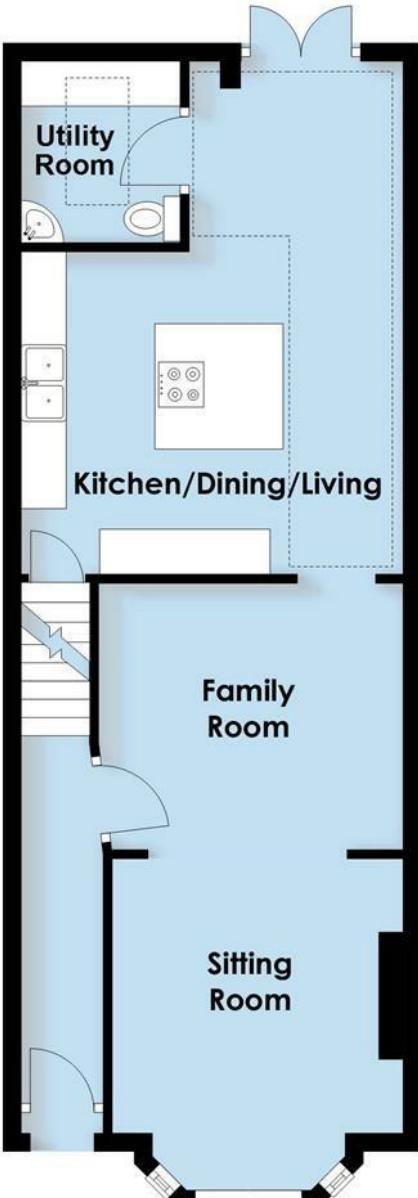
Total area: approx. 103.8 sq. metres (1117.8 sq. feet)

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



### Basement

Approx. 16.6 sq. metres (178.5 sq. feet)



### Ground Floor

Approx. 51.7 sq. metres (556.6 sq. feet)

### First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



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