**Georgian Mews, 55 Binswood Avenue**

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# Georgian Mews, 55 Binswood Avenue, Leamington Spa

A unique and beautifully presented cottage-style mews home, discreetly positioned behind an impressive Victorian villa at 55 Binswood Avenue and accessed via a private side road from Arlington Avenue. Set between two of North/Central Leamington Spa's most attractive tree-lined avenues, the property enjoys a wonderfully tucked-away position whilst remaining within easy walking distance of the town centre. The home has undergone a programme of refurbishment by the current owner and comprises a spacious lounge diner, stylish fitted kitchen, inner vestibule and ground floor WC. To the first floor is a generous double bedroom with useful eaves storage and en-suite shower room. Outside, the property benefits from a good-sized private front garden together with an allocated parking space – a particularly valuable feature in such a central location. The property is offered for sale with no onward chain.

Property Details…

Living Dining Room
A bright and spacious living area which has been re-plastered and re-decorated, with down-lights, an electric radiator and a uPVC double glazed window and door opening onto the front garden. A staircase rises to the first floor, with doors leading to the kitchen and inner vestibule.

Kitchen
A stylish modern kitchen fitted with a range of white gloss units with brushed chrome handles and timber worktops. There is a fitted oven, electric hob with extractor over, a single bowl stainless steel sink with mixer tap and drainer, space for an under-counter appliance and space and plumbing for a washing machine. There is also a uPVC

double glazed window, down-lights and a useful large storage cupboard.

Inner Vestibule
With useful open storage beneath the stairs and a door leading to the ground floor WC.

Ground Floor WC
Fitted with a modern vanity wash hand basin with mixer tap and WC. There is a uPVC double glazed window, extractor fan, down-lights and an electric chrome heated towel radiator.

First Floor Bedroom
A generous double bedroom with fresh carpeting, re-plastered walls and down-lights. There is a large timber-framed Velux window with fitted blind, an electric radiator and two useful eaves storage cupboards. A sliding door leads through to the en-suite shower room.

En-Suite Shower Room
Fitted with a glazed shower enclosure with aqua panelling and Triton electric shower. There is a vanity wash hand basin with mixer tap, aqua panelled splash-back and illuminated mirror with shaver point. Further features include down-lighting, a timber-framed window and an electric heated towel radiator.

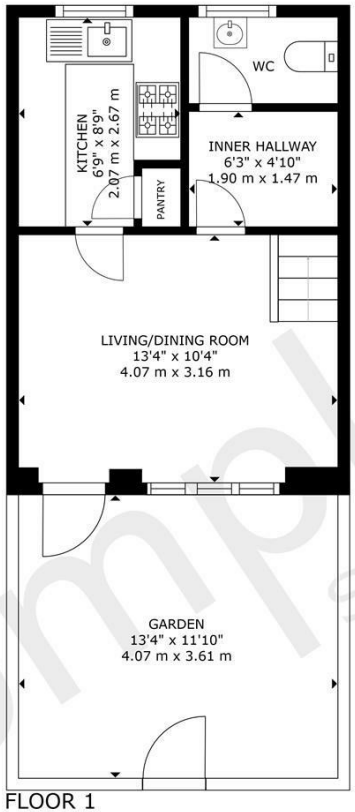
Front Garden
A good-sized, low-maintenance private front garden, enclosed by newly fitted timber fencing with an attractive picket gate. The garden is predominantly paved, providing an ideal space for outdoor seating and entertaining.

Parking
The property benefits from an allocated parking space to the front – a particularly desirable feature for a home in such a central Leamington Spa location.

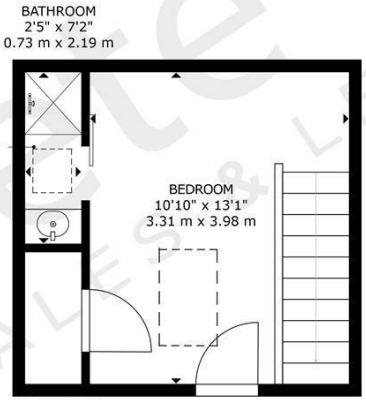
Location
Georgian Mews occupies a wonderfully discreet position between Binswood Avenue and Arlington Avenue, two of the most attractive and sought-after tree-lined avenues in North/Central Leamington Spa. Despite its peaceful, tucked-away setting, the property is only a short walk

from the heart of Leamington, with the town's excellent selection of independent shops, cafés, bars and restaurants all within easy reach.

The beautiful Jephson Gardens, Royal Pump Rooms and Parade are also within walking distance, while nearby green spaces include Christchurch Gardens and Victoria Park. Leamington Spa railway station provides direct rail services towards London Marylebone and Birmingham, making the property particularly convenient for commuters. The area is also well placed for highly regarded local schools and provides straightforward access to Warwick, Kenilworth and the wider road network. Combining the character and privacy of a mews-style home with the convenience of town-centre living, this is a particularly appealing property in one of Leamington Spa's most desirable locations.




FLOOR 1




FLOOR 2

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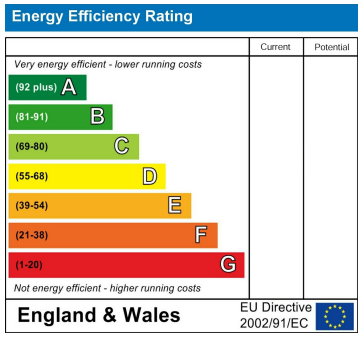
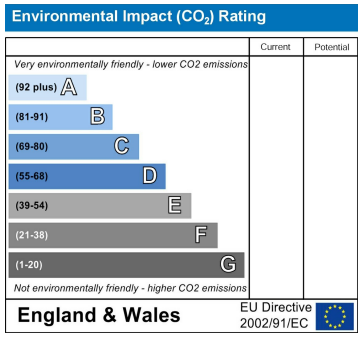
**GROSS INTERNAL AREA**
FLOOR 1: 260 sq. ft, 24 m², FLOOR 2: 177 sq. ft, 16 m²
**TOTAL: 437 sq. ft, 40 m²**
EXCLUDED AREA: GARDEN: 158 sq. ft, 14 m²

The Leamington Property Expert

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