



**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 m<sup>2</sup> (1,081 sq.ft.) approx

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**Connells**

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Band: C

Tenure: Freehold

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