



MILL HOUSE TERRACE, NORTH WEST LEAMINGTON

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SALES & LETTINGS



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FOR SALE



A Georgian themed three bed roomed end mews house, set in the green and leafy Mill House Terrace - which forms part of this Regency style development of three roads to include Mill House Drive and Mill House Close, set within their own grounds and landscaped areas. The development has always been popular and conveniently sited within walking distance of the town centre of Leamington and just across the river bridge to the adjacent and connected town of Warwick, both with beautiful parks and vibrant town centres. The property offers good access to the local road and rail network with direct service to London. Comprising; - Entrance hallway, fitted kitchen, lounge/diner with Georgian style bow window, conservatory, three bedrooms, a family bathroom, south facing garden and a garage en-bloc with an allocated parking space to the front. countryside to the rear and Potterton Fields to the front.

It's in the details...

Entrance

A painted timber engine door leads into the hallway which has timber effect laminate flooring and fitted doormat. There is a carpeted staircase leading to the first floor which has storage cupboard below. There is coving, ceiling rose, a radiator an open doorway through to the kitchen and a glazed internal door through to the lounge diner.

Guest WC

Timber effect laminate flooring, a corner hand basin with mixer tap, a toilet, down-light and an extractor.

Lounge Diner

Spacious through lounge diner, which has timber double glazed French doors that lead to the garden. There is a feature Georgian bar styled bow window to the front with deep windowsill. There is wall lighting, coving, ceiling roses, and two radiators.

Kitchen

A heritage style cream kitchen with large chrome handles, timber effect worktops with a single bowl stainless steel sink with mixer tap and drainer. There is a fitted dishwasher, space and plumbing for a washing machine, a double fitted AEG oven with induction AEG hob and a Siemens extractor over. Under the counter lighting. tiled flooring under timber double glaze window to the side. A door leads through to the conservatory.

Conservatory

With a continuation of the tile flooring, a uPVC double glazed conservatory with Georgian style bars, a door to the garden, a wall mounted electric heater, a polycarbonate roof and there are electric electrics.

Landing

A carpeted landing, with a timber double glazed window to the side, an airing cupboard with shelving and the gas boiler. There is a loft hatch to the part boarded loft.

Bedroom One

A spacious double bedroom with two uPVC double glazed windows, fitted wardrobes, with high-level storage and the radiator.

Bedroom Two

A double bedroom with fitted wardrobes and high level storage cupboards. There is a radiator and a timber double glazed window, with a view of the garden and you can see the field beyond.

Bedroom Three

A single bedroom which has a radiator and a uPVC double glazed window to the front aspect.

Bathroom

A stylish re-fitted bathroom, which includes a deep white bath, with a Victorian styled mixer tap and a rainfall thermostatic shower with handheld attachment over. Bi-folding shower screen, a heritage style vanity unit, with a sink and Victorian styled mixer tap. There is a toilet, an extractor, an electric towel radiator, a three column floor-standing white traditional radiator, grey brick style tiled splashback, coving, downlights and two timber double glazed windows. Pattern tiled flooring.



Garden

A low maintenance landscape garden it's mainly patio with retained borders and raised corner border. The garden is stocked with flowers, bushes and climbing vines. There's a timber gate that leads through to the rear.

Garage

The property comes with an unblocked garage which has an up and over door.

Parking

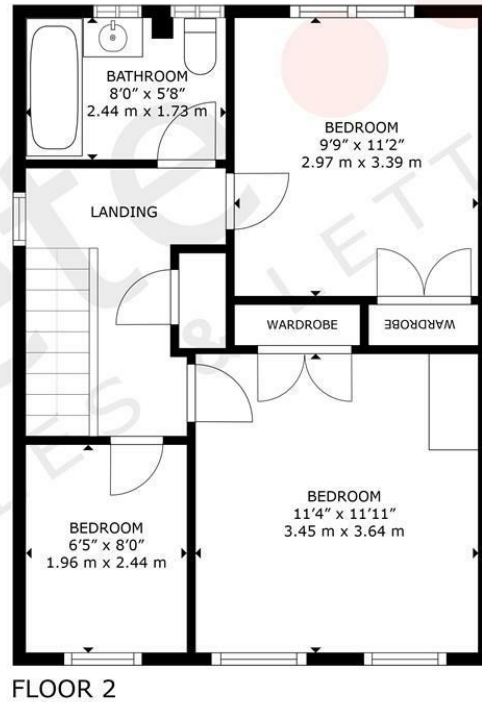
Property comes with an allocated parking space to the front. There is also a visitor parking.

Location

Located set back in a private development in North West Leamington at the start of Warwick in a green and leafy- Mill House Terrace - which forms part of this Regency style development of three roads to include Mill House Drive and Mill House Close, set within their own grounds and landscaped areas. The development has always been popular and conveniently sited within walking distance of the town centre of Leamington and just across the river bridge to the adjacent and connected town of Warwick, both with beautiful parks within walking distance- Victoria Park, St Nicholas Park and Potterton fields in front and further fields behind. The vibrant town centres both have lots to offer in terms of restaurants, coffee shops, retail outlets and boutiques. There is a Tesco superstore within walking distance and beautiful walks upto the Saxon Mill Gastro Pub along the River Avon. Local schools are Brookhurst Primary, Emscote Primary School, All Saints, Trinity Catholic School and Myton.



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GROSS INTERNAL AREA
FLOOR 1: 544 sq. ft, 50 m², FLOOR 2: 459 sq. ft, 42 m²
TOTAL: 1,003 sq. ft, 92 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

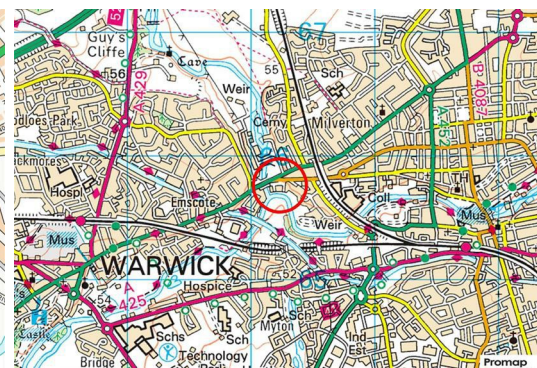
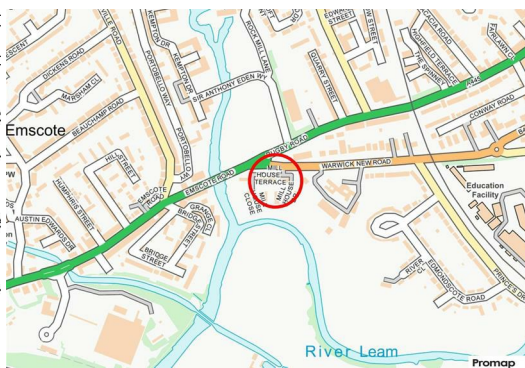
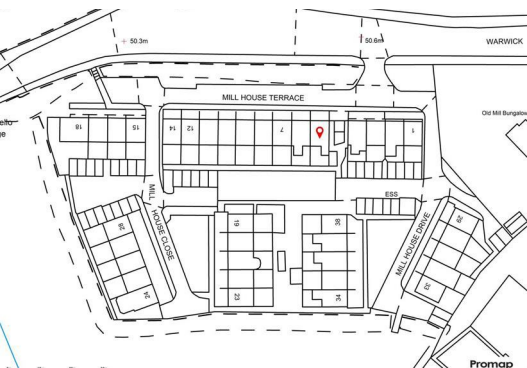
The Leamington Property Expert





- Georgian Styled End Terrace
- Three Bedrooms
- Kitchen
- Conservatory
- South Facing Garden

- Built 1970's
- Bay Front Lounge Diner
- Guest WC
- Garage & Allocated Parking
- Well Positioned For Leam & Warwick



MILL HOUSE TERRACE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
70	76
England & Wales	
EU Directive 2002/91/EC	

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