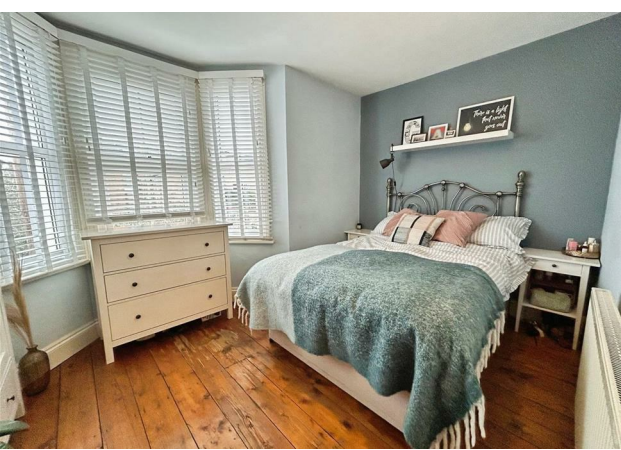
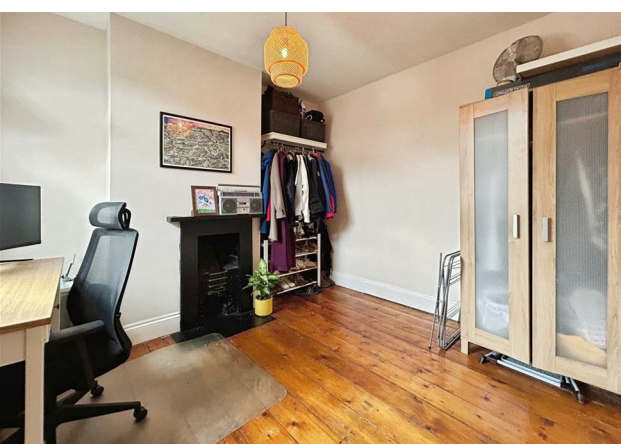




GORDON STREET, TOWN CENTRE

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SALES & LETTINGS





Introducing this handsome Victorian terrace, ideally positioned in the heart of Royal Leamington Spa town centre. This attractive bay-fronted home beautifully combines period charm with everyday practicality, offering an exceptional opportunity for homeowners and investors alike.

The accommodation briefly comprises a welcoming entrance hall, two well-proportioned reception rooms, a fitted kitchen, two comfortable bedrooms, and an upstairs family bathroom. To the rear, a secure walled courtyard garden provides a private outdoor retreat — perfect for relaxing or entertaining. Early viewing highly recommended.

Entrance Hall

Welcoming entrance hall featuring stylish tiled flooring, a central heating radiator, and ceiling lighting. Doors lead through to the dining room and living room, while a staircase rises gracefully to the first floor accommodation.

Living Room

Beautifully presented with solid oak flooring, double glazed windows to the front aspect complemented by elegant half shutters, a ceiling light point, and a central heating radiator, creating a warm and inviting space.

Dining Room

Generously proportioned dining room, fully carpeted to create a warm and comfortable setting, featuring a central ceiling light point and a large under-stairs storage cupboard for added practicality. A central heating radiator ensures year-round comfort, while a double glazed window to the rear aspect provides natural light. A door leads seamlessly through to the kitchen.

Kitchen

Well-appointed fitted kitchen featuring tiled flooring and partially tiled walls, complemented by a comprehensive range of high and base level units with matching drawers. The space offers room for a washing machine and fridge freezer, along with a four-ring gas hob and oven. A ceramic sink with drainer and contemporary mixer tap adds a stylish touch, while ceiling spotlights provide modern lighting throughout. Two large double glazed windows — to the side and rear aspects — fill the room with natural light, and a central heating radiator ensures comfort. A door provides direct access to the rear garden.

Stairs & Landing

Stairs rise to an attractive L-shaped landing featuring solid wood flooring, creating a cohesive and stylish feel. The landing provides access to both bedrooms and the family bathroom, and is enhanced by a ceiling light point and additional spotlights for a bright, welcoming atmosphere.

Bedroom One

A beautifully presented principal bedroom featuring solid wood flooring and an attractive double glazed bay window to the front elevation, allowing for an abundance of natural light. The room is tastefully decorated and retains an original fireplace, adding character and charm. Further benefits include a ceiling light point, central heating radiator, and ample space for wardrobes and a large chest of drawers.



Bedroom Two

A well-proportioned second bedroom featuring solid wood flooring and an original cast-iron fireplace, adding character to the space. A double glazed window to the rear elevation provides natural light, while a ceiling light point and central heating radiator ensure comfort. The room also offers space for a double bed and additional furnishings.

Bathroom

A contemporary family bathroom, partially tiled for a clean and modern finish. The suite comprises a low-level flush WC, panelled bath with shower over, and a ceramic hand basin with pedestal. An obscured glass window to the rear elevation provides natural light and privacy, while a feature fireplace adds character and charm to the space.

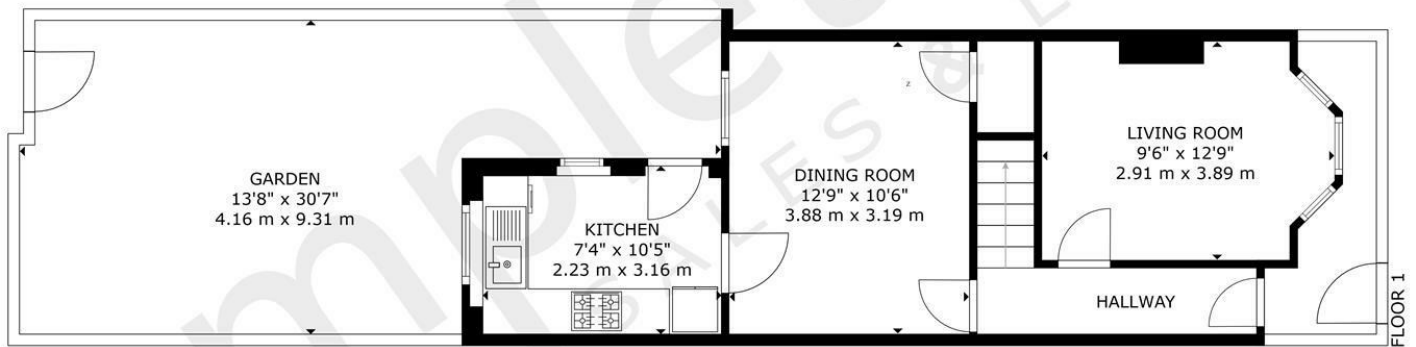
Rear Garden

Designed with ease of maintenance in mind, the rear garden is partly paved and pebbled, offering a practical yet attractive outdoor space. Fully enclosed for privacy and security, it also benefits from rear gated access.

Location

Gordon Street occupies a sought after location approximately 5-10 minutes walk from Royal Spa town centre. The immediate area includes some of the towns special period buildings in Leam terrace, Russell Terrace and Forefield Place. Located a 10-minute walk from the train station, from which hourly fast trains run to London. Convenient for

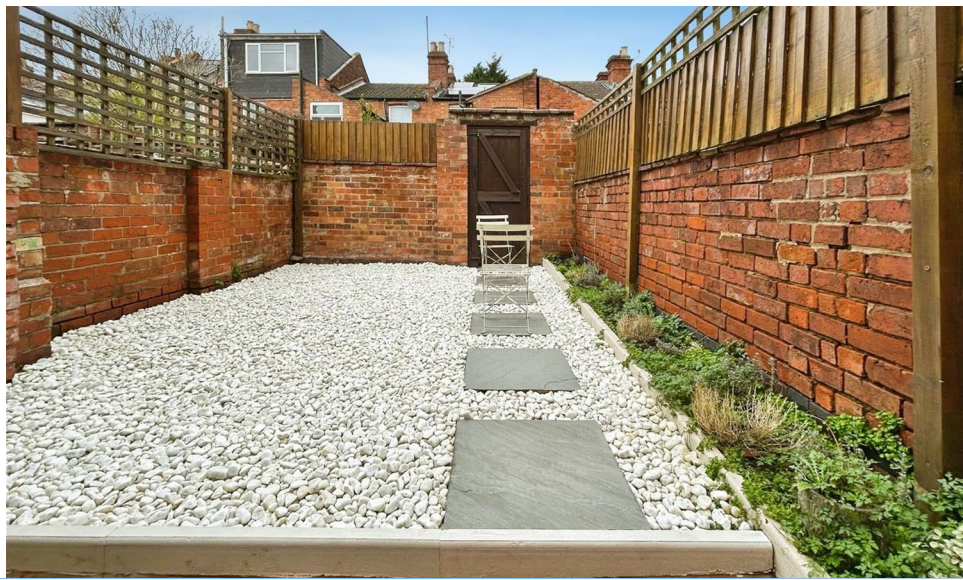




GROSS INTERNAL AREA
FLOOR 1: 399 sq. ft, 37 m², FLOOR 2: 408 sq. ft, 37 m²
TOTAL: 807 sq. ft, 74 m²
EXCLUDED AREAS: GARDEN: 327 sq. ft, 30 m², VERANDA: 38 sq. ft, 3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's 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, it is a very popular place to live.





- Town Centre Location
- Two Double Bedrooms
- Living Room
- Mid Terrace Property
- Gas Central Heating

- Bay Fronted
- Fitted Kitchen
- Dining Room
- Bathroom
- Ideal First Time Buyer Property



GORDON STREET, 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-plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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