



BRUNSWICK STREET, SOUTH LEAMINGTON

complete ● ● ●
SALES & LETTINGS





A 1950's semi-detached family home, situated to the South of Leamington. The property is entered via a porch which has a guest WC, an entrance hall, with an integral storage cupboard and under-stairs cupboard. This passes the sitting room and the dining room and a kitchen at the rear. There is access to the south westerly facing garden from both the kitchen and dining room. The first floor houses a family bathroom, with white suite, a separate WC and three well-proportioned bedrooms. The fore garden is laid to block paving and allows ample off-street parking, with a newly constructed boundary wall. The rear garden is landscaped with a laid to lawn and two patios- one under pergola. There is also a brick built garden office/gym. Well positioned for the M40, Jaguar Landrover and the train station.

It's in the details...

Porch

A uPVC double glazed door leads into the porch, which has timber laminate flooring, uPVC double glazed door through to the hallway and a door through to the guest WC.

Guest WC

With a continuation of the temper effect laminate flooring, half tiled walls that includes a white toilet, vanity storage unit, with a sink and a mixer tap. UPVC double glazed window.

Hallway

Timber effect laminate flooring, stairs rise to the first floor, there is a radiator, storage cupboard, pantry cupboard doors to the lounge, dining room and a glazed door to the kitchen.

Living Room

With timber effect laminate flooring, radiator, coving, a uPVC double glazed window to the front and internal glazed timber doors to the dining room.

Dining Room

September effect laminate flooring, a gas central fireplace, with wallpaper chimney breast, there is coving, and uPVC double glazed doors to the garden.

Kitchen

A beech kitchen with dark worktops which includes a one and a half ball white sink, with a mixer tap and drainer. A fitted oven, a four ring gas hob with extractor over. Space and plumbing for washing machine, space for an upright fridge freezer, tile flooring and a uPVC double glazed window and door to the garden.

Landing

A carpeted landing, with a uPVC double glazed window, doors to the three bedrooms, toilet and bathroom. A large loft hatch to the part boarded loft which has a pull- down ladder.

Bedroom One

A spacious double bedroom, which has a radiator, coving, feature wallpaper with wall and a uPVC double glazed bay window to the front.

Bedroom Two

A spacious double bedroom with a feature wallpaper wall, there is covering, a radiator and a uPVC double glazed window overlooking the garden.

Bedroom Three

A single bedroom with a uPVC double glazed window and radiator.

Bathroom

With a bath with mixer tap, an electric shower over, a pedestal hand wash base



with mixed up, fully tiled walls and floor, a uPVC double glazed window, a towel radiator and a cupboard housing the Vaillant gas combi boiler.

Separate Toilet

A white toilet with tiled flooring and a uPVC double glazed window.

Rear Garden

A south west facing garden, with a large area of lawn, two decent areas of patio and also extra hardstanding. There is a timber pergola with a plastic roof, a brick store with timber door. Perimeter fencing and a gate to the driveway.

Garden Office/Gym

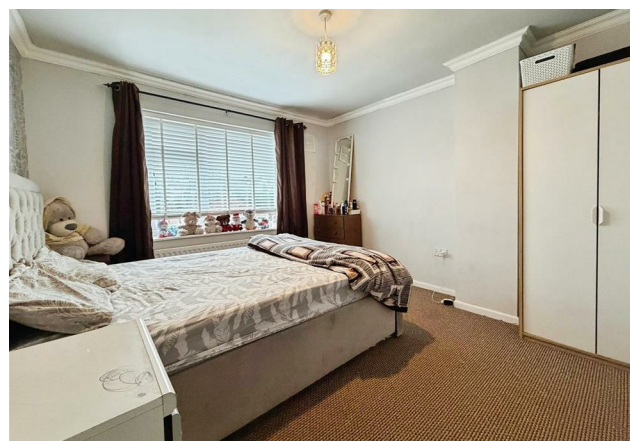
A spacious brick built building with two uPVC double glazed windows, one of them being fire escape and there is a uPVC double glazed French doors to the garden. There are electrics and down-lighting.

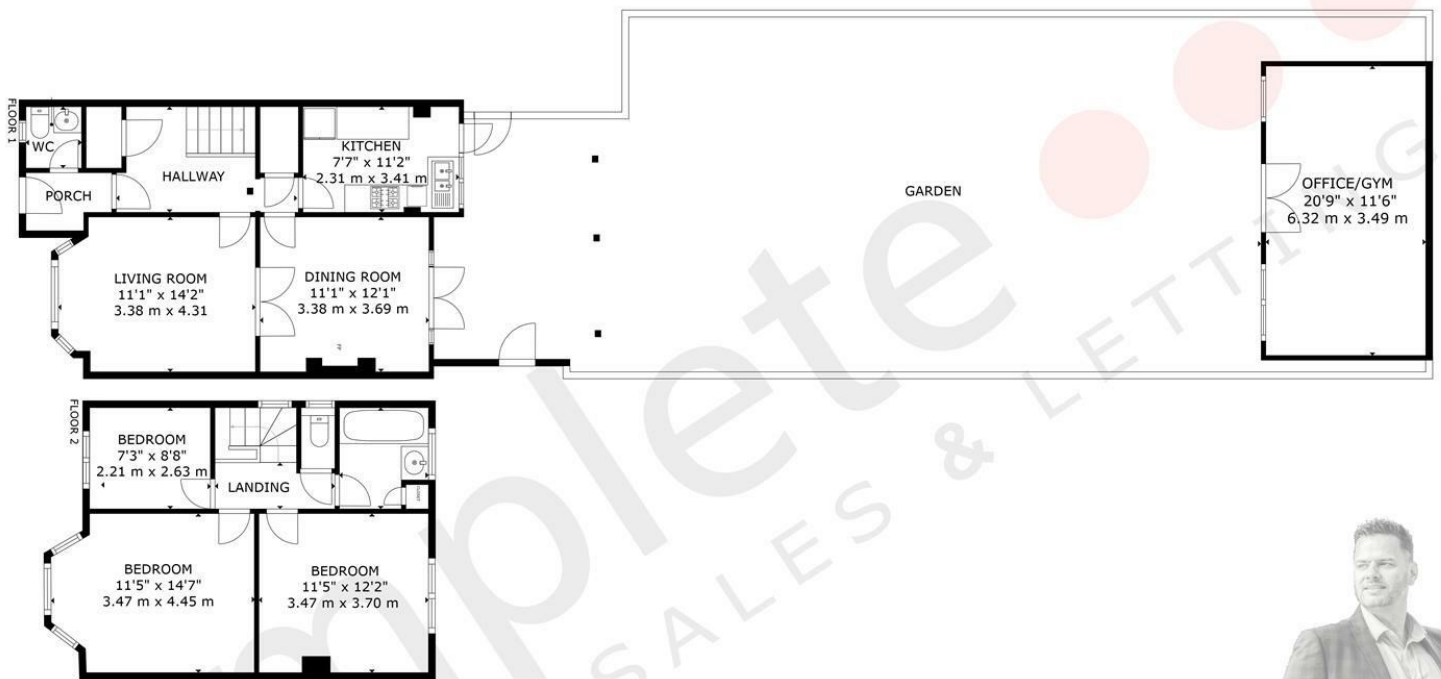
Driveway

There's block paved driveway for parking 3 to 4 cars. And strong constructed front boundary wall with copings stones. There is exterior lighting to the porch.

Location

Situated within an increasingly popular location being 1.3 mile to the South of The Parade, at the heart of Leamington Spa town centre. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and 25 minute walk to the train station, with its direct service to London Marylebone. Convenient for everything Leamington Spa has to offer; there is a great choice of high street





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GROSS INTERNAL AREA
FLOOR 1: 610 sq. ft, 56 m², FLOOR 2: 479 sq. ft, 44 m²
TOTAL: 1,089 sq. ft, 100 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



The Leamington Property Expert

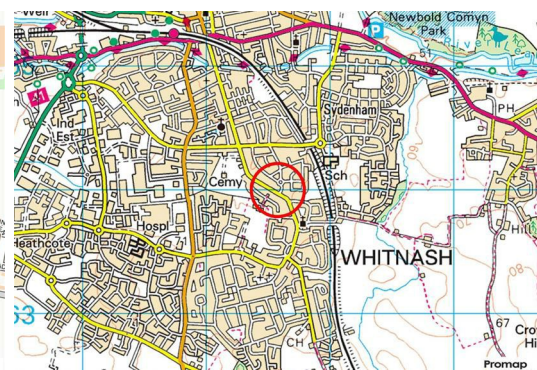


and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live. The local Whitnash Primary is very close by.





- 1950's Semi Detached
- Porch & WC
- Kitchen
- Landscaped South West Facing Garden
- Brick Built Garden Office/Gym
- Three Bedrooms
- Two Reception Rooms
- Bathroom & Separate Toilet
- Large Block Paved Drive
- Whitnash



BRUNSWICK 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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