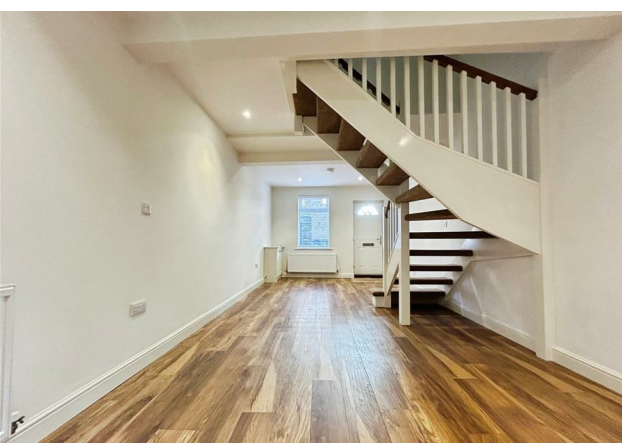
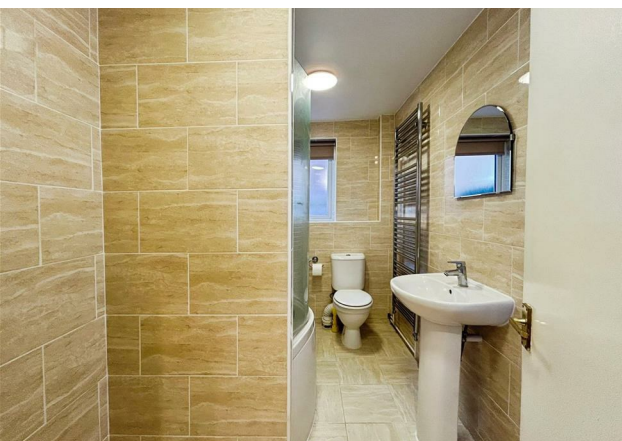




PRINCES STREET,

complete ●●●
SALES & LETTINGS





**** NO CHAIN **** A beautifully refurbished Victorian terraced home, perfectly positioned just moments from the town centre and Newbold Comyn. The property offers an inviting blend of period charm and contemporary style, featuring an open-plan living and dining area, a newly fitted kitchen with integrated appliances, and a stylish three-piece bathroom. On the first floor are two well-proportioned double bedrooms, complemented by a generous, carpeted attic room with a Velux window and lighting—ideal as a study, hobby room, or additional storage space. Outside, a low-maintenance, walled patio garden provides a private space for relaxing or entertaining.

Living Room/Dining Room

A spacious, bright open-plan lounge and dining area featuring attractive wood-effect flooring, a double-glazed window to the front, and contemporary staircase rising to the first floor. The room benefits from central heating radiators and enjoys direct access to the south-facing courtyard garden via a double-glazed rear door.

Kitchen

A newly fitted, galley-style kitchen featuring high-gloss wall and base units, complemented by wood-effect work surfaces and flooring. The space includes a stainless-steel sink with mixer tap, integrated fridge, induction four-ring hob with extractor, and built-in oven and grill, a washer/dryer and additional space for a dishwasher. Spotlights provide modern ceiling lighting, while a double-glazed window to the side aspect adds natural brightness. The kitchen also discreetly houses the boiler.

Bathroom

A stylish, fully tiled bathroom featuring a large S-shaped bathtub with shower over, complemented by a ceramic pedestal hand basin with mixer tap and a low-level WC. The room benefits from two double-glazed windows to the rear and side elevations, ceiling light points, and a full-size wall-mounted heated towel radiator.

Landing

Fully carpeted landing with solid wood doors to both double bedrooms and loft hatch to converted usable loft room.

Bedroom One

A generously sized double bedroom positioned at the front of the property, featuring a double-glazed window, ceiling spotlights, central heating radiator, and newly fitted carpet. The room offers ample space for wardrobes, a dressing table, or additional bedroom furnishings.

Bedroom Two

A second well-proportioned double bedroom, newly carpeted and enhanced with ceiling spotlights, a central heating radiator, and a double-glazed window overlooking the rear aspect.

Loft

A fully decorated and carpeted loft featuring a Velux double-glazed window, central heating radiator, and convenient power sockets

Rear Garden Patio

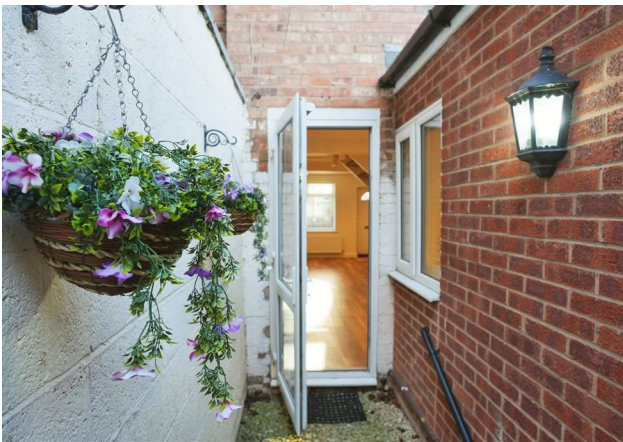
rear walled, south facing garden patio with gated access.

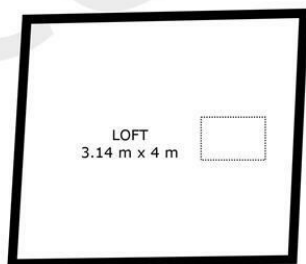
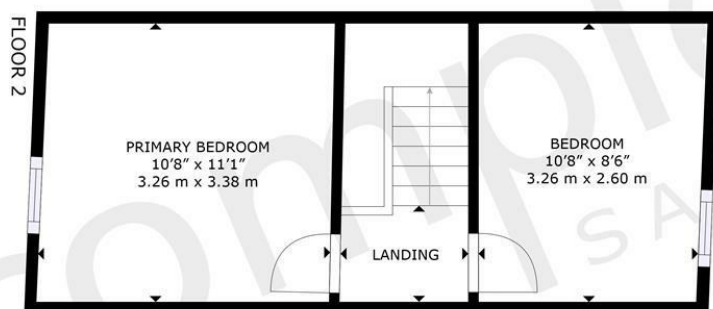
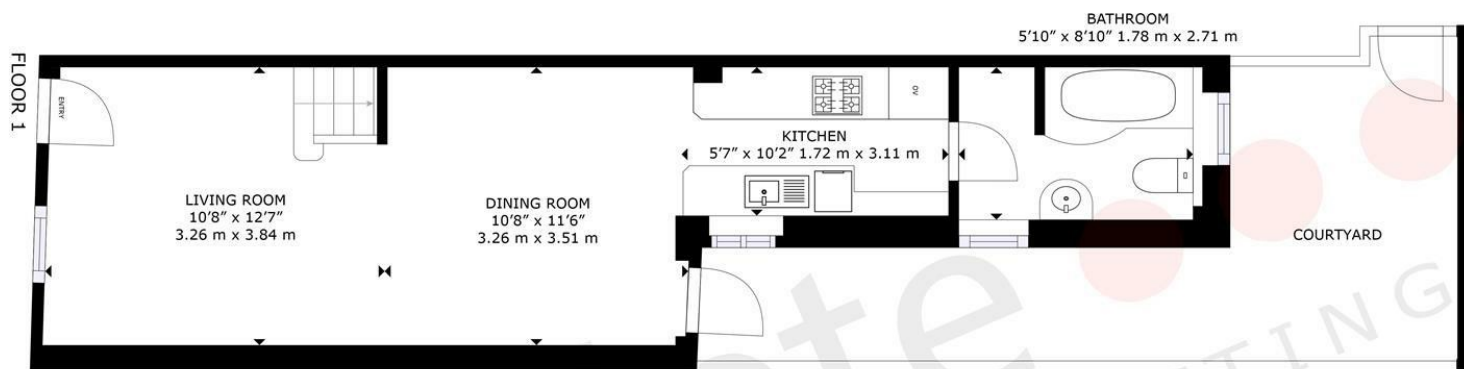
Location

Positioned in a desirable location, close to Newbold Comyn and just half a mile from the heart Leamington Spa. The town centre benefits from a



wealth of cafés, restaurants and bars, amidst great shopping and beautiful parks. Leamington Spa railway station, with its direct commuter links to London, Birmingham and a wide range of further centres, is a mile and a half away, whilst Leamington Spa is positioned close to both the M40 and the A46, both of which provide links to the heart of the midland motorway network.

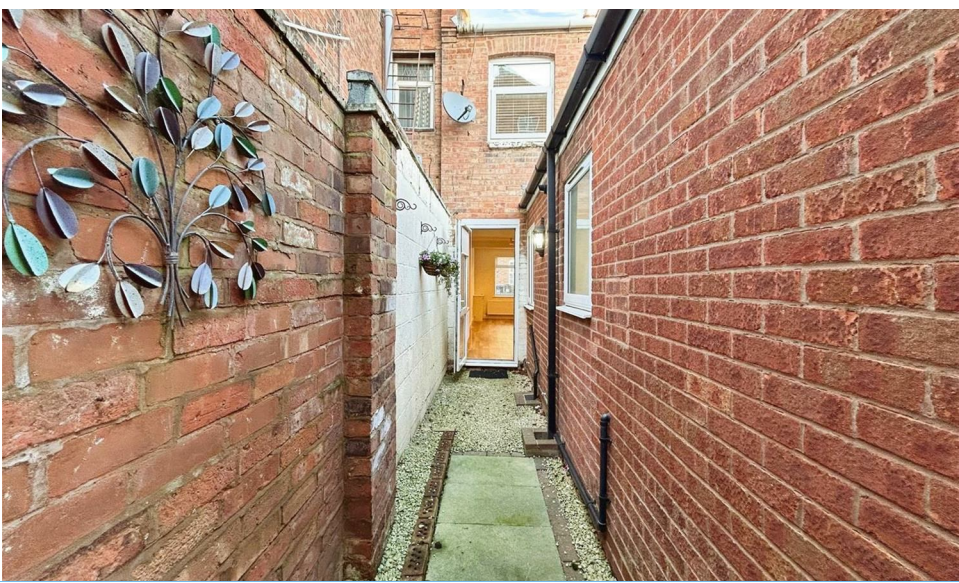




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SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR 1: 381 sq. ft, 35 m², FLOOR 2: 272 sq. ft, 25 m²
TOTAL: 653 sq. ft, 60 m²
EXCLUDED AREA: PATIO: 191 sq. ft, 18 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

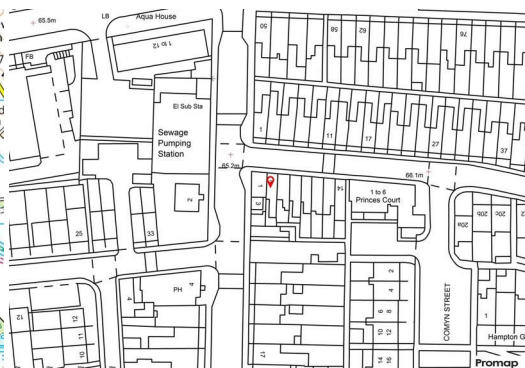
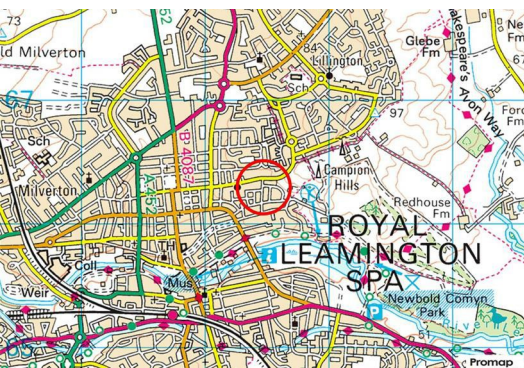




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FOR SALE

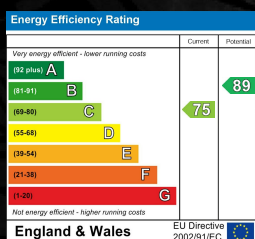
- Terraced Property
- North Leamington Location
- New Galley Kitchen
- Gas Central Heating
- Street Parking

- Two Bedrooms
- Loft
- Open Plan Lounge/Diner
- Patio Garden
- No Chain



PRINCES STREET, LEAMINGTON SPA

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



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