



GORDON STREET,

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SALES & LETTINGS





An attractive Edwardian terrace home, built in 1902, nestled on a sought-after street right in the vibrant heart of Leamington Spa! With its charming double-bay front, this lovely property boasts an inviting entrance hall, a spacious bay-fronted lounge, a full-width dining room, a kitchen, two generously-sized double bedrooms, and a cozy bathroom. Plus, you'll enjoy a quaint garden with a shed. The convenience of nearby parks, the train station, and the bustling town center makes this truly an exceptional place to call home!

It's in the details

Hallway

A solid, painted timber entrance door leads into the hallway, which features timber laminate flooring, a radiator, and doors that open through to the living room. An under-stairs door cupboard is located nearby, and a glazed timber door leads into the dining room.



Living Room

With timber-effect laminate flooring, a ceiling rose, coving, a feature decorative fireplace, a radiator, and a uPVC double glazed bay window to the front with half-height fitted modern shutters.



Dining Room

Luxury vinyl flooring, a staircase leads to the first floor, which has painted treads and a carpet runner. A traditional three-column radiator, uPVC double glazed French doors to the garden and an open doorway through to the kitchen.



Kitchen

White gloss units with tall handles, timber-effect worktops, featuring a 1 1/2-bowl stainless steel sink with a mixer tap and drainer. Space and plumbing for washing machine, double fitted oven, five ring gas stainless steel splash-back and an extractor over. Fitted fridge/freezer and fitted slimline dishwasher. Cupboard housing the gas boiler.

Landing

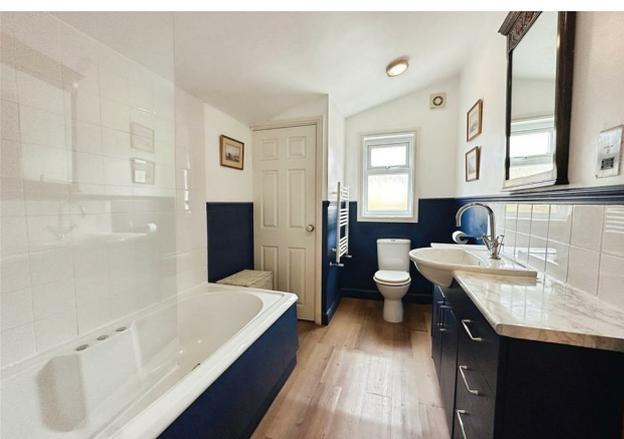
With exposed painted floorboards, a large loft hatch to the boarded loft which has a pulldown ladder and a light. Solid timber doors leading through to the two bedrooms and bathroom.

Bedroom One

Spacious double bedroom, which has a uPVC double glazed bay window with modern fitted shutters. There is coving to the ceiling and a radiator.

Bedroom Two

A double bedroom with a uPVC double glazed window overlooking the garden. Radiator and a fitted wardrobe over the stairs.



Bathroom

Fitted with a double ended bath with glass shower screen and electric shower over. Vanity storage unit with cupboards and drawers, worktop with a single bowl sink with chrome mixer tap. There is a toilet, a white towel radiator, an extractor, electric shaver point and a uPVC double glazed window. Door to an airing cupboard, with shelving and the hot water tank.



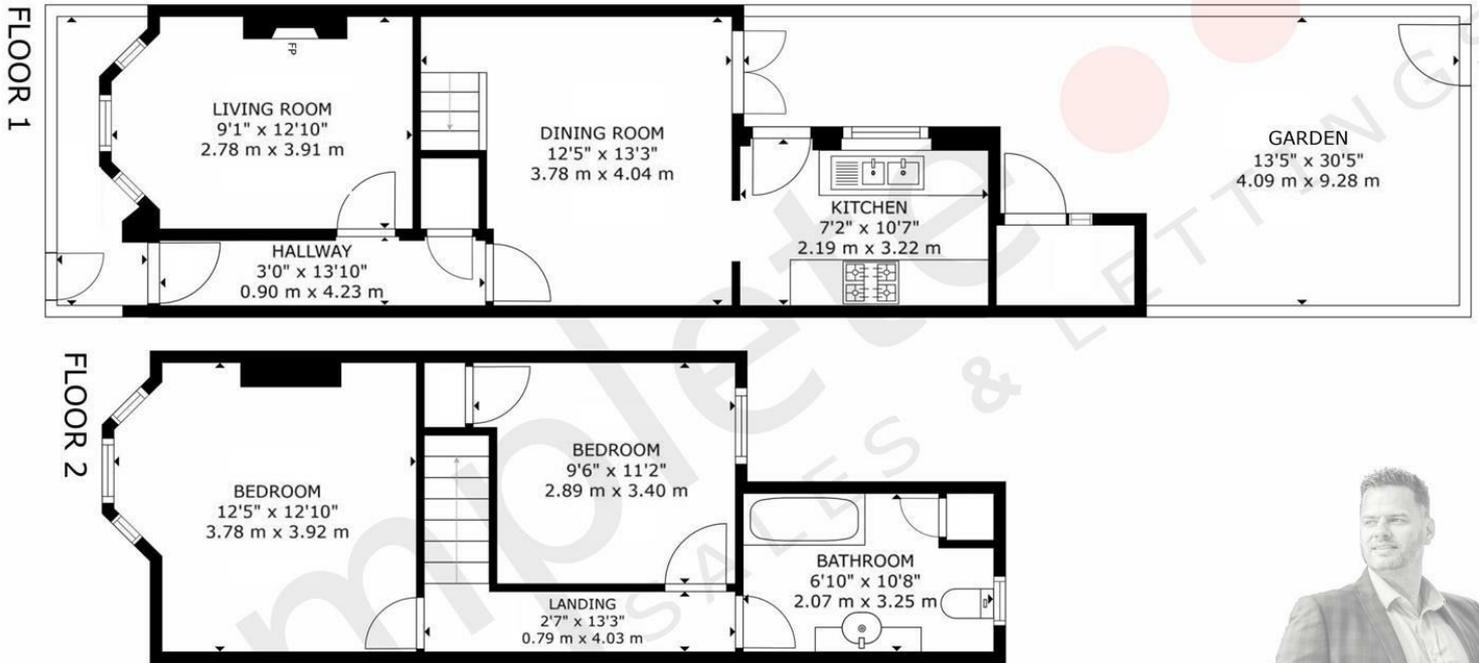
Rear Garden

A low maintenance rear garden, which has a slated area, a patio and a blue brick path that leads to the gate to the rear alley. The garden has perimeter brick walling with trellis and brick built raised planting.

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 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.





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GROSS INTERNAL AREA
 FLOOR 1: 419 sq. ft 39 m², FLOOR 2: 388 sq. ft 36 m²
 EXCLUDED AREAS: PATIO: 283 sq. ft 26 m², VERANDA: 35 sq. ft 3 m²
 TOTAL: 807 sq. ft 75 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



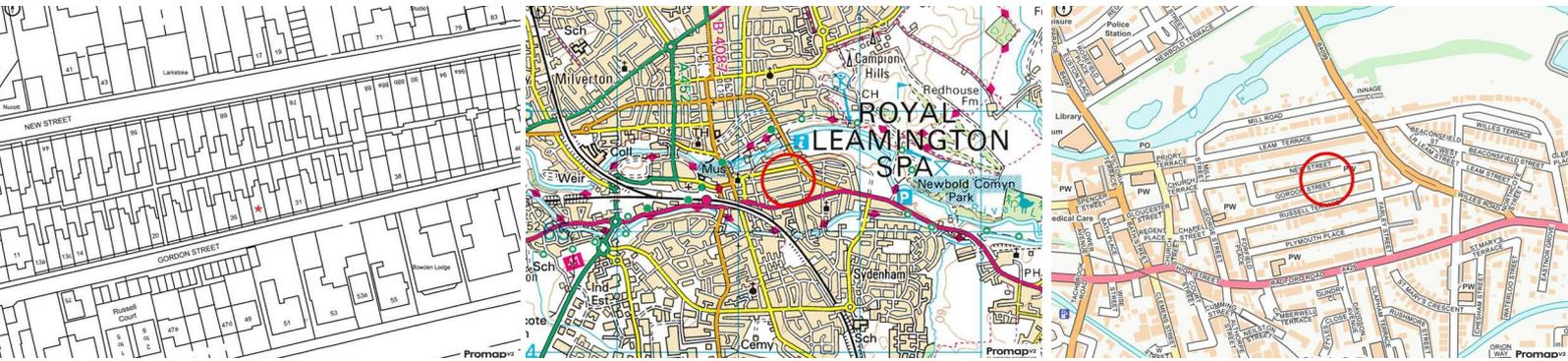
The Leamington Property Expert





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FOR SALE

- Attractive Double Bay Terrace
- Two Reception Rooms
- Two Spacious Bedooms
- Walking Distance To Town
- Rear Garden
- Edwardian Home 1902
- Kitchen
- Large Shower Room
- Close To The Station & Parks
- Ideal First Time Buy



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	
(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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