CLAPHAM TERRACE, TOWN CENTRE

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SALES & LETTINGS

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RODOLPHE SALIS

A charming Victorian terraced home, ideally situated on the highly sought-after Clapham Terrace. Offering an excellent combination of period character and modern convenience, the property is within easy walking distance of Leamington Spa town centre and the railway station. The accommodation comprises an entrance hall, formal lounge and open-plan kitchen/diner, with the first floor providing two generous double bedrooms and a spacious four-piece family bathroom. Outside, the property benefits from a low-maintenance rear garden.
The location is particularly appealing, with a wide range of local amenities close by, as well as scenic canal walks, Clapham Terrace Primary School and several of Leamington Spa's beautiful parks, making this an ideal home for those seeking both convenience and lifestyle.

Entrance Hall
Welcoming entrance hall with solid wood flooring, central heating radiator, doors leading to the lounge and kitchen/family room, and stairs rising to the first floor.

Living Room
A characterful reception room featuring solid wood flooring, attractive picture rails and a traditional open fireplace with surround. High ceilings, ceiling light point, central heating radiator and windows to the front aspect complete the room.

Lounge Diner
A spacious open-plan extended dining and family room, featuring solid wood flooring, picture rails and a characterful fireplace with stone surround and log burner. French doors provide access to the rear garden, while high ceilings, ceiling light points and a central heating radiator complete the space.

Kitchen
A spacious extended kitchen/diner with a continuation of the solid wood flooring, recessed ceiling spotlights and a large Velux window providing plenty of natural light. The kitchen features a range of high- and base-level storage cupboards and drawers, solid wood work surfaces, and a double ceramic sink with drainer and mixer tap. Integrated appliances include a dishwasher and combination oven and grill, alongside a Hotpoint induction hob with extractor fan. There is ample space for a large six- to eight-seater dining table, with a window overlooking the rear garden and double doors opening directly onto the garden.

Stairs & Landing
Fully carpeted stairs and landing with doors leading to the two double bedrooms and family bathroom. Featuring a ceiling light point, central heating radiator and access to the loft.

Bedroom One
A generous double bedroom with solid wood flooring and a feature fireplace. The room benefits from a ceiling light point, central heating radiator and window to the front elevation, with ample space for a large bed, wardrobe, chest of drawers and additional bedroom furniture.

Bedroom Two
A good-sized second double bedroom with wood flooring, ceiling light point and central heating radiator. The room features a sash window overlooking the rear elevation and offers ample space for additional bedroom furniture.

Family Bathroom

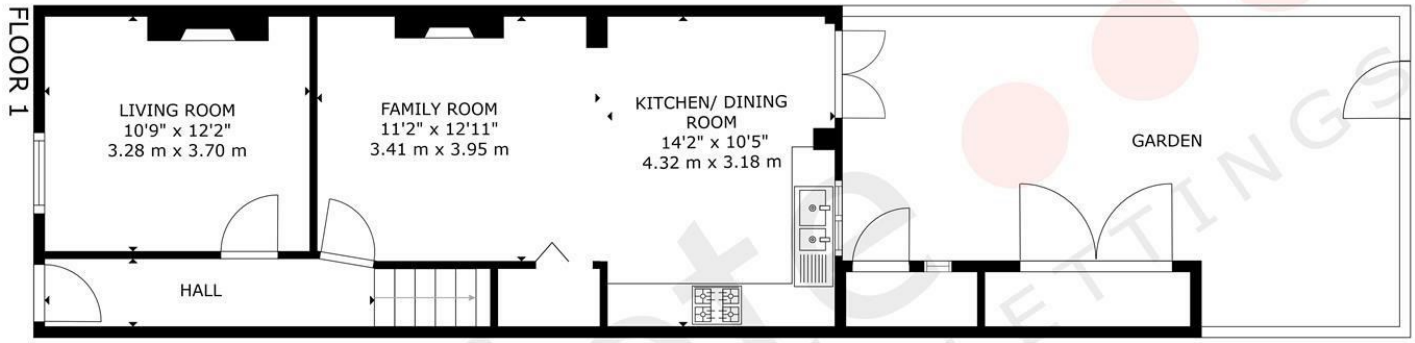
Spacious four-piece bathroom featuring a freestanding bath with mixer tap and shower attachment, separate corner shower enclosure with rainfall and handheld shower fittings, wash hand basin and low-level flush WC. The room is fully tiled and further benefits from a central heating radiator, extractor fan and window to the rear elevation.

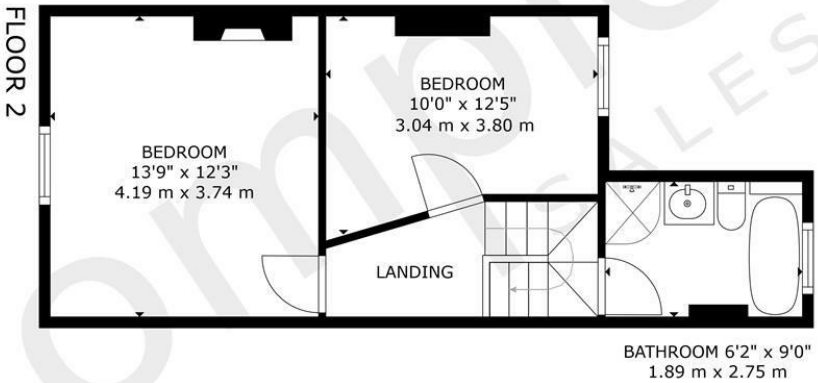
Rear Garden

A private and attractive courtyard-style rear garden, predominantly paved to provide a low-maintenance outdoor space ideal for alfresco dining and entertaining. Mature planting and established shrubs add greenery and privacy, while a useful outbuilding provides excellent additional storage. The garden is enclosed by brick-built walls and fencing, creating a secluded and peaceful setting.

Location

Situated close to the popular Clapham Primary School, within walking distance to a Sainsbury's local and less than 1 mile to the south east of the Parade, at the heart of Leamington Spa town centre. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and an easy 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 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.





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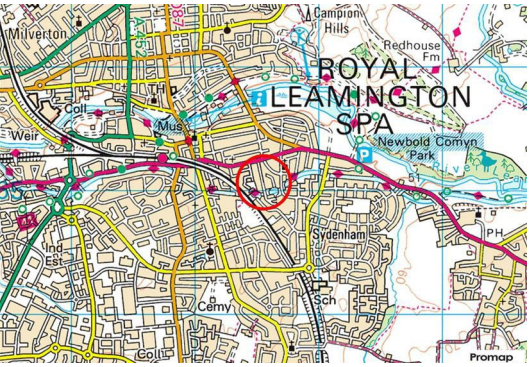
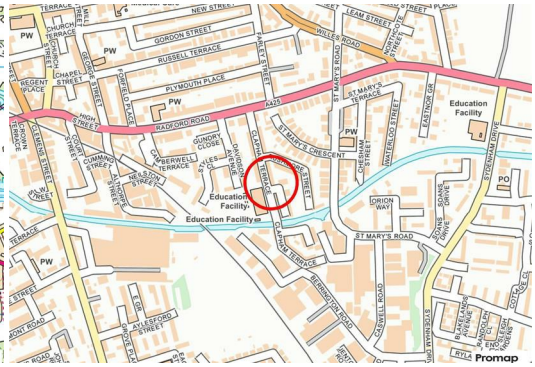
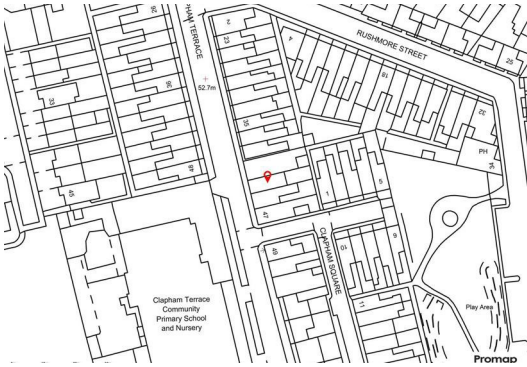
GROSS INTERNAL AREA
FLOOR 1: 554 sq. ft, 51 m², FLOOR 2: 402 sq. ft, 37 m²
TOTAL: 956 sq. ft, 88 m²
EXCLUDED AREA: PATIO: 312 sq. ft, 29 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

- Victorian Terrace
- Extended Kitchen
- Open Plan Kitchen/Diner
- Four Piece Bathroom
- Close To Town & Station
- Character Home
- Formal Lounge
- Two Double Bedrooms
- Rear Garden
- Ideal First Time Buyer Home

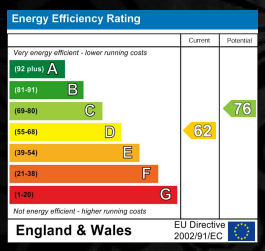






CLAPHAM TERRACE, LEAMINGTON SPA

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



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