

## PERCY TERRACE, LEAMINGTON SPA CV32 5PG



### AN IMMACULATE VICTORIAN TERRACE IN A PRIME NORTH LEAMINGTON LOCATION.

- VICTORIAN TERRACE
- NORTH LEAMINGTON
- TWO CHAMBER CELLAR
- THREE BEDROOMS WITH ONE EN-SUITE
  - BATHROOM
  - BREAKFAST KITCHEN
  - LOUNGE
  - DINING AREA
- COURTYARD GARDEN
- MILVERTON

**3 BEDROOMS**

**OFFERS OVER £525,000**

Nestled in the charming Percy Terrace, this superb three-bedroom Victorian terrace house offers a delightful blend of character and modern living. Located in the popular North Leamington area, the property is conveniently within walking distance to the vibrant town centre, making it an ideal choice for those who appreciate both tranquillity and accessibility.

Upon entering, you will be greeted by excellent and well-thought-out living accommodation that flows seamlessly throughout the home. The master bedroom boasts an en-suite, providing a private sanctuary, while the two additional double bedrooms offer ample space for family or guests.

One of the standout features of this property is the double chamber cellar, which presents an exciting opportunity for conversion into additional living space, subject to the necessary planning consent. This potential adds significant value and versatility to the home, allowing you to tailor it to your specific needs.

With its Victorian charm and modern conveniences, this terraced house is perfect for families or professionals seeking a comfortable and stylish residence in a sought-after location. Don't miss the chance to make this lovely property your new home.

### Front

Percy Terrace is a quiet North Leamington residence and the property is approached with its own private path and small boxed off courtyard space.

### Entrance Hall

Welcoming entrance hallway comprising radiator, stairs rising to the first floor and doors to the lounge, dining room, cloakroom and cellar.

### Lounge 14'0" x 13'10" (4.27 x 4.24)

Light and airy lounge comprising radiator, feature fireplace, double glazed sash bay windows to the front elevation.

### Dining Room 12'11" x 11'10" (3.94 x 3.61)

Generous open plan space having steps down to the kitchen diner.

### Kitchen Dining Room 18'2" x 9'10" (5.56 x 3.00)

Modern fitted kitchen with a range of wall and base units with complimentary work surfaces over. Comprising one bowl sink drainer unit with Quooker tap, integrated Neff appliances to include; dishwasher, double oven and five ring gas hob, space for fridge freezer, tiled flooring, ceiling spotlights and two velux windows.

### Cloakroom

Comprising a low level W/C, wash hand basin and radiator.

### First Cellar Chamber 12'7" x 11'8" (3.86 x 3.56)

First chamber with access to the bathroom.

### Second Cellar Chamber 13'8" x 13'8" (4.19 x 4.17)

Second chamber comprising radiator and two windows to the front elevation.

### First Floor Landing

Light and airy landing providing a useful study space, with doors off to all bedrooms and the family bathroom and a skylight.

### Master Bedroom 16'4" x 12'0" (5.00 x 3.66)

Spacious double bedroom comprising fitted wardrobe, radiator and double glazed sash window to the front elevation.

**En-Suite**

Modern partly tiled three piece suite comprising low level W/C, wash hand basin with vanity unit, bath with mixer taps and shower over and a radiator.

**Bedroom Two 12'11" x 11'10" (3.96 x 3.61)**

Second double bedroom comprising fitted wardrobe, radiator and double glazed sash window to the rear elevation.

**Bedroom Three 11'6" x 9'10" (3.53 x 3.00)**

Third double bedroom comprising radiator and double glazed window to the rear and side elevations.

**Bathroom**

Modern partly tiled bathroom fitted with a low level W/C, wash hand basin with vanity unit, L shaped bath with mixer taps and shower over and a double glazed window to the side elevation.

**Garden**

Low maintenance walled courtyard garden with a gate to rear being laid to patio.







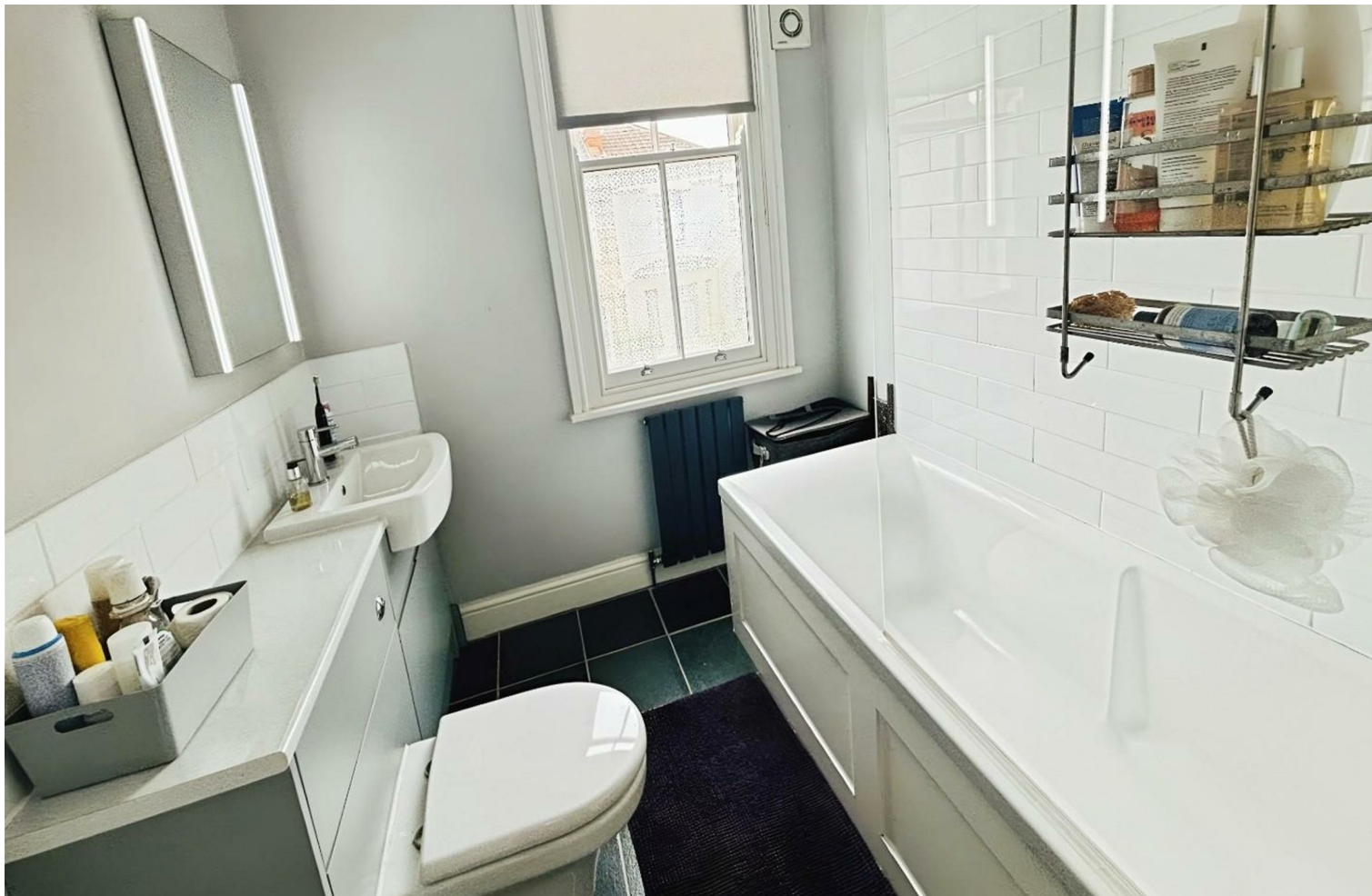




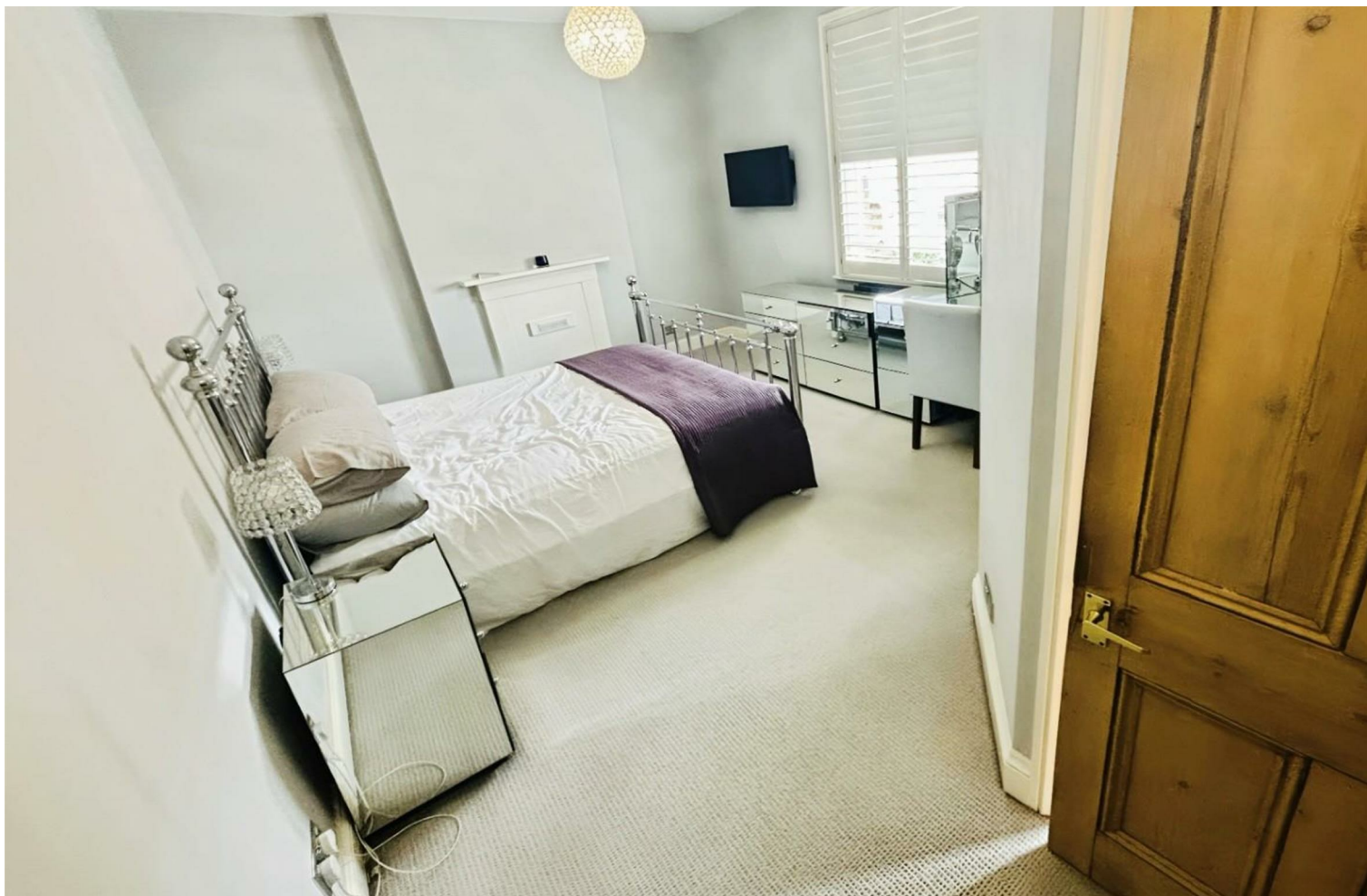


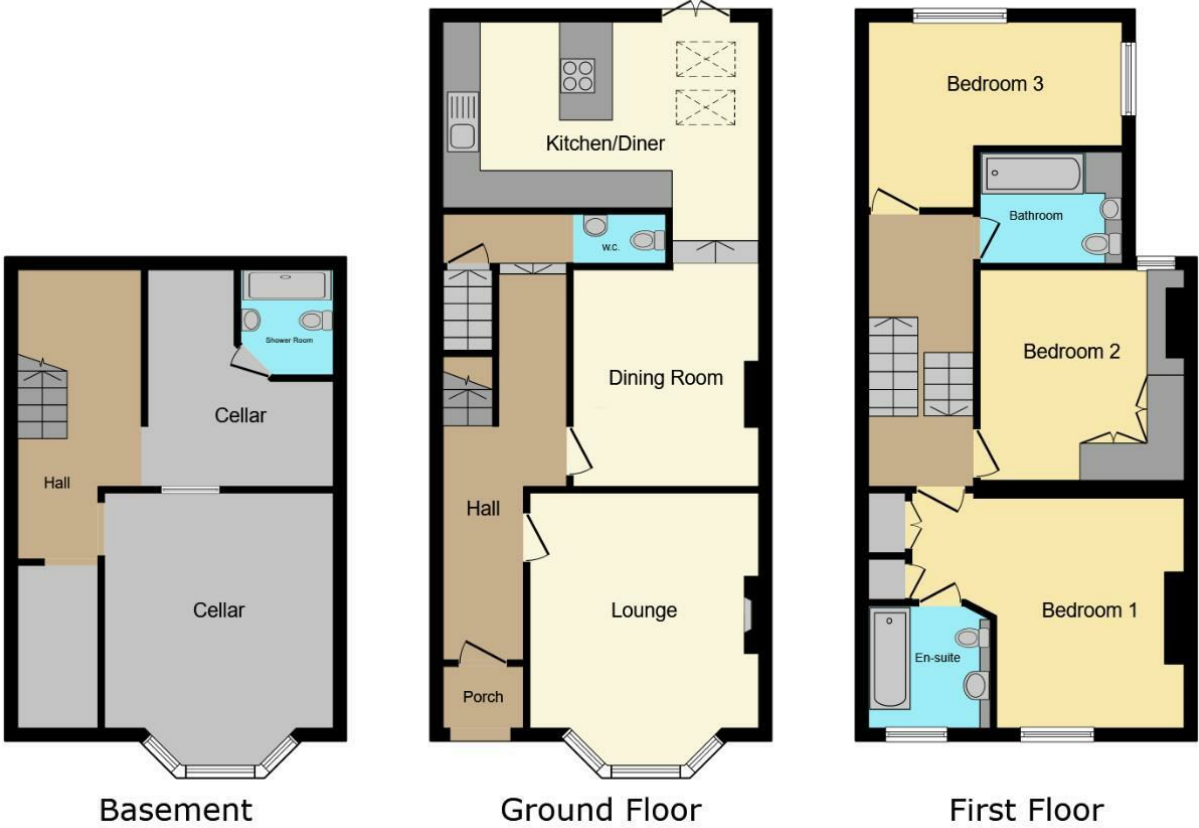




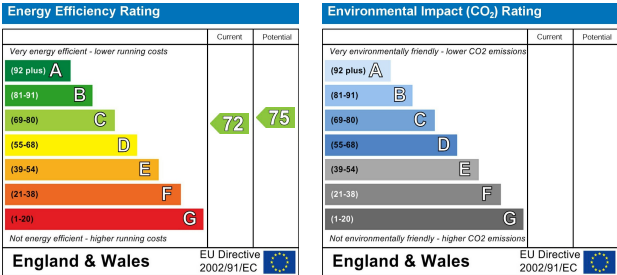








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