

CAMPION TERRACE, LEAMINGTON SPA CV32 4SU



AN ELEGANT BAY FRONTED TOWN CENTRE, FOUR BEDROOM VILLA.

- End Terrace House
- Town Centre Location
 - Four Bedrooms
- Period Features & Two Log Burners
 - Very sought after location
 - Two Reception Rooms
 - A wonderful opportunity
 - No onward chain

4 BEDROOMS

OFFERS OVER £700,000

A beautifully presented four story home, nestled in the heart of North Leamington Spa on one of the town's most sought-after streets, this elegant, end terraced property effortlessly blends timeless period charm with modern comforts.

Spanning four floors, the home offers spacious, versatile living accommodation, ideal for contemporary living while retaining its historical appeal, exciting space full of light, oozing with style and packed with interest.

**** NO CHAIN ****

Entrance Hall

Spacious, high ceiling welcome, with access to the two reception areas, kitchen area and stairs down to the converted cellar and for the first floor stairs.

Living Room 13'10" x 13'4" (4.22 x 4.08)

Wood burner, bay window to the front elevation and oak wooden flooring throughout.

Dining Room 11'11" x 13'6" (3.65 x 4.14)

Bay window, built-in cupboard and oak wooden flooring

Inner Hallway

Cupboard and door leading to the garden.

Kitchen 10'7" x 10'7" (3.23 x 3.23)

A very spacious kitchen diner. Alcove for fridge and washing machine.

Lower Ground Floor 11'9" x 15'3" (3.60 x 4.66)

Log burner, window to rear.

Half Landing

Shower Room

With low level wc, shower and obscure glazed window

Bathroom 10'8" x 9'10" (3.262 x 3.012)

Bathroom with claw bath. Two obscure windows, pedestal wash basin, low-level toilet, bidet

Bedroom One 11'4" x 15'8" (3.47 x 4.78)

Bay window to front, built-in cupboard.

Bedroom Two 15'8" x 12'0" (4.80 x 3.68)

Bay window to rear.

Bedroom Three 5'8" x 8'9" (1.75 x 2.69)

Window to front.

Second Floor Landing

Velux window and storage.

Loft Room 12'4" x 12'5" (3.77 x 3.79)

Alcove and velux roof windows.

Garden

Outside the property has a charming patio area and gated side access.

Tax Band

The Council Tax Band is E

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



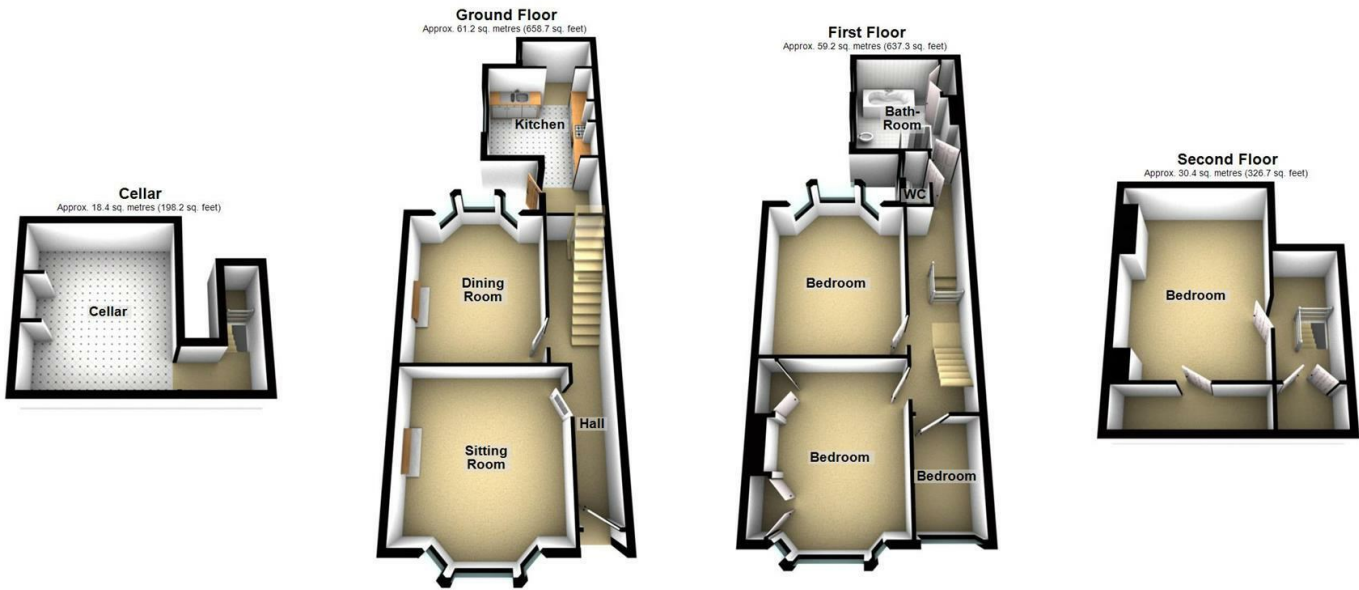












Total area: approx. 169.2 sq. metres (1820.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	