

SHRUBLAND STREET, LEAMINGTON SPA CV31 2AR



A TWO BEDROOM VICTORIAN TERRACE WITHIN WALKING DISTANCE OF LEAMINGTON TOWN CENTRE AND TRAIN STATION.

- VICTORIAN
- TERRACED
- COURTYARD GARDEN
- WALKING DISTANCE TO LEAMINGTON TOWN CENTRE AND STATION
- ENTRANCE HALLWAY
 - LOUNGE
 - DINING
 - KITCHEN
- TWO BEDROOMS
 - BATHROOM

2 BEDROOMS

OFFERS IN EXCESS OF £300,000

A well presented two-bedroom Victorian terrace, ideally located within walking distance of Leamington Spa town centre and train station. This lovely house combines charming period features with thoughtful modern renovations, the property makes an ideal first home.

The ground floor comprises two reception rooms, including a bright bay-fronted lounge and a separate dining room. To the rear, a recently refurbished, contemporary kitchen completes the space.

On the first floor there are two double bedrooms and a large bathroom. The landing also has a loft hatch with access to the loft area.

The property benefits from a courtyard rear garden.

This delightful home presents an excellent opportunity for first-time buyers and downsizers alike.

Front

The property is located towards the end of Shrubland Street and has a private path leading to the front door.

Entrance Hallway

A spacious hallway with access to the first floor stairs, living room and dining areas to the right.

Lounge 13'1" x 9'10" (4.00 x 3.00)

A bay fronted room facing the front elevation, with a light point to ceiling, fire place and a radiator.

Dining Room 11'9" x 9'10" (3.60 x 3.00)

Situated between the sitting room and kitchen, with a double glazed window to the rear aspect, light points, radiator and a fireplace.

Kitchen 8'2" x 6'10" (2.50 x 2.10)

Located at the back at the property and having a door leading to the courtyard garden. There is a double glazed window to the side aspect. A further benefit of a pantry which has space for storage and a freezer. The kitchen has integrated appliances including a dishwasher, washer/dryer, fridge and oven/grill with induction hobs.

First Floor

Providing access to two double bedrooms and a bathroom. There is a hatch providing access to the loft.

Bedroom One 13'9" x 12'1" (4.20 x 3.70)

With a double glazed window to the front aspect, light point, feature fireplace and a radiator.

Bedroom Two 12'9" x 8'6" (3.90 x 2.60)

With a double glazed window to the rear elevation, light point, feature fireplace and a radiator.

Bathroom 8'2" x 6'10" (2.50 x 2.10)

With a double glazed window to the rear aspect, WC, sink, heated towel rail and a walk in shower.

Garden

There is a Victorian courtyard garden with plenty of space for seating and outside entertainment Gate to back alley.

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.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

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.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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.

Tax Band

The Council Tax Band is B.

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













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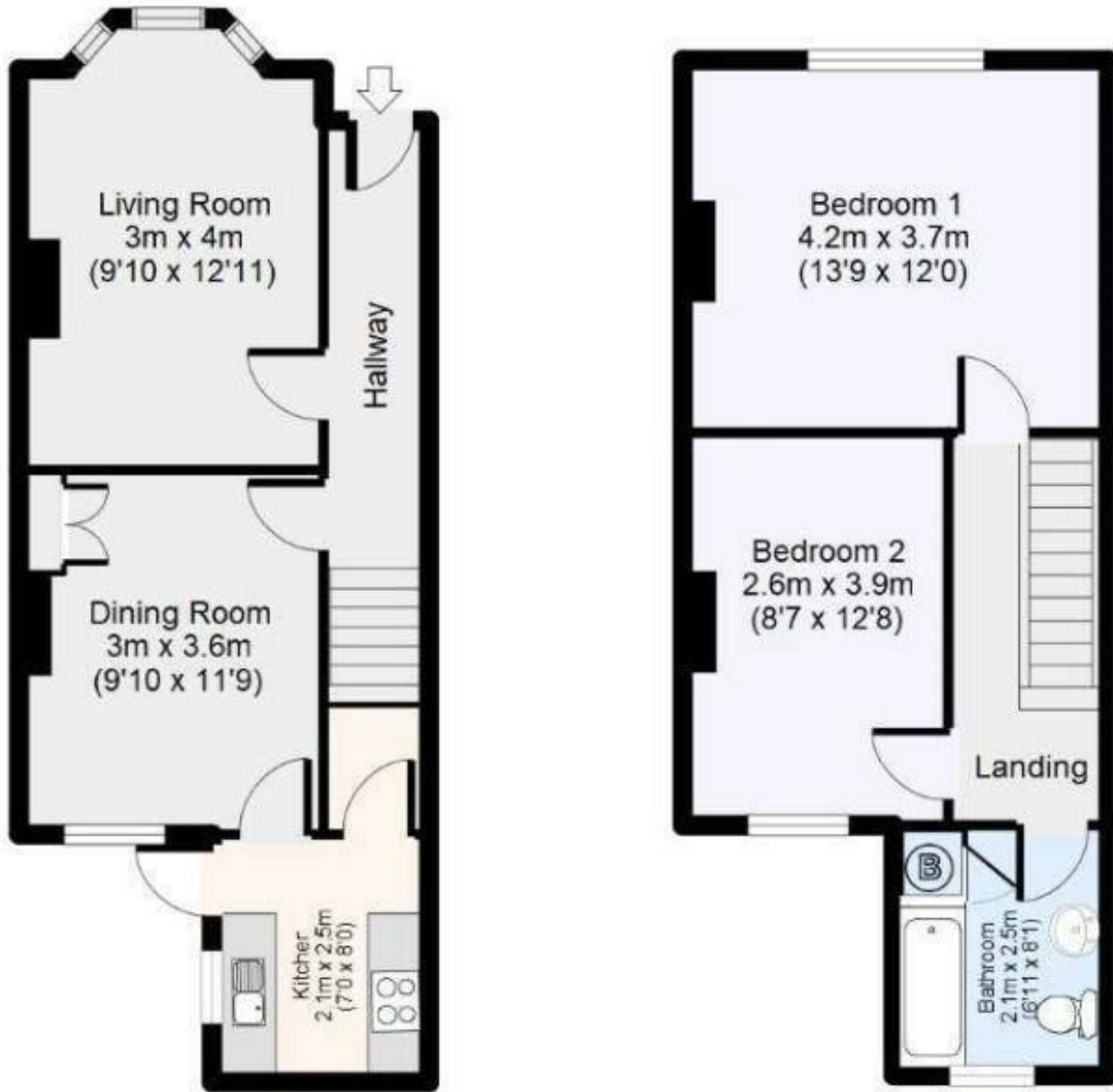


Illustration purpose only measurements are estimated

73 sq.m / 785 sq. ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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