

SOUTH VIEW ROAD, LEAMINGTON SPA CV32 7JD



A TWO BEDROOM END TERRACE PERIOD PROPERTY IN A PRIME NORTH LEAMINGTON LOCATION.

- VICTORIAN END TERRACE
 - NO CHAIN
 - NORTH LEAMINGTON
- FRONT GATED COURTYARD ENTRANCE
 - GENEROUS REAR GARDEN
 - TWO BEDROOMS
 - BATHROOM
 - SITTING ROOM
 - DINING ROOM
- BREAKFAST KITCHEN AND CONSERVATORY

2 BEDROOMS

OFFERS OVER £385,000

Nestled on the charming South View Road in the sought-after area of North Leamington Spa, this spacious Victorian end terrace house offers a delightful blend of character and potential. With its striking bay fronted façade and impressive high ceilings, the property retains many original features that add to its unique charm.

One of the standout aspects of this residence is the generous private garden, which is larger than what is typically found in period properties. This outdoor space provides an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy a tranquil retreat in the heart of the town.

The property comes with the added advantage of no onward chain, making it an ideal choice for those looking to move in without delay. Furthermore, there is plenty of scope for future improvement, allowing you to personalise the space and truly make it your own.

This charming house is perfect for anyone seeking a home that combines historical elegance with modern living. Whether you are a first-time buyer, a young professional, or looking to invest, this property presents a wonderful opportunity in a vibrant and desirable location. Don't miss your chance to explore the potential of this lovely house.

Front

The property benefits from a gated front courtyard leading to the front door. There is side access to the rear of the house being an end terrace. There is plenty of on street parking with no permit required.

Entrance Hallway 12'3" x 2'11" (3.75 x 0.90)

With the first floor stairs ahead, light point to ceiling and a radiator. Access to both reception rooms.

Sitting Room 13'11" x 10'11" (4.25 x 3.35)

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

Dining Room 13'0" x 11'5" (3.98 x 3.50)

With double glazed windows to the rear aspect, radiator and a light point. Access through to the breakfast kitchen area.

Breakfast Kitchen 20'6" x 7'9" (6.25 x 2.37)

Having double glazed windows to the rear and side elevations, access into the conservatory area.

Conservatory 7'7" x 7'4" (2.32 x 2.25)

A spacious conservatory, which has patio doors leading to the garden area and also a door leading to the side of the house. With a light point and a radiator.

First Floor Landing 13'0" x 4'8" (3.98 x 1.43)

Providing access to the two bedrooms and bathroom, with loft access via a hatch.

Bedroom One 14'6" x 14'2" (4.42 x 4.32)

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

Bedroom Two 13'5" x 9'4" (4.10 x 2.85)

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

Bathroom 9'2" x 7'10" (2.80 x 2.40)

Having a double glazed window to the rear elevation, walk in shower, traditional free standing bath, large heated towel rail, WC, sink and light point.

Garden

A beautiful garden with lots of plants and shrubbery and a charming seated area to the rear of the space. A generous sized garden not usually associated with period terraced houses.

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 C.

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



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
		79
	55	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
EU Directive 2002/91/EC		
England & Wales		

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