

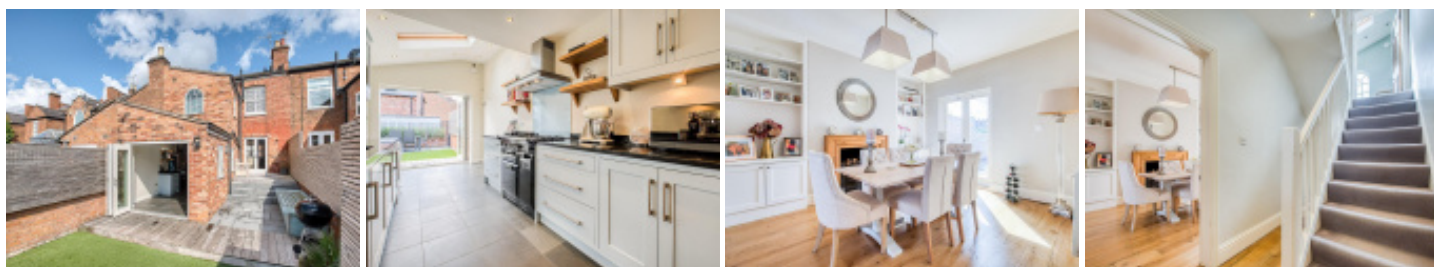
BELVOIR!

Leamington Spa Office
22/23 Denby Buildings Regent Grove Leamington
Spa Warwickshire CV32 4NY

Leam Terrace, Leamington Spa



Guide price £545,000



Key Features

Call: 01926 422251

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

Full Description



Hallway: With stairs leading to the first floor and doors leading to:

Living Room: A bright room which benefits from a large window to the front of the property. There is also an attractive feature fireplace which is a characterful focal point to the room.

Dining Room: This is a good-sized room which offers plenty of space for a formal dining table or additional seating area. There are several pleasant features such as a feature fireplace and high ceilings.

Breakfast Kitchen: A surprisingly large space which is fitted with a range of wall and floor pale blue shaker style units, all finished with a complementary black worktop. There is a range of integrated appliances, including a range style oven and hob, extractor, dishwasher and washing machine, as well as fridge freezer. There are bifold doors leading out into the garden, this space doubles up as a breakfast area also.

Rear Garden: This is a low maintenance space, which is ideal for summer entertaining, with a range of planted borders as well as rear access.

First Floor Landing: With stairs from the ground floor, there are doors leading to:

Bedroom 1: This is a large double bedroom with original floorboards and plenty of space for bedroom furniture.

Bedroom 2: This is a second large double bedroom, with exposed original floorboards and room for freestanding furniture.

Bedroom 3: A third bedroom with room for a single bed and freestanding furniture, currently being used as a walk in wardrobe.

Bathroom: Fitted with a period style suite which includes a double shower, low flush W/C, fitted dual basins with storage below, as well as in built bath. The bathroom also benefits from down lighters and two double glazed windows.

Lower Ground Floor: This is a useful and flexible room on the basement level, although currently being used as a cinema room, it is also ideal for an office area or second reception room.

Lower Ground Floor W/C: Also located on the lower ground floor this comprises of; wash basin and low flush W/C.

Garden: with a stunning patio area, artificial grass and mature bordered edges and access to the rear communal garden where the bin storage can be found.

Freehold

Information - Mains water and electricity are believed to be connected to the property. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents on (01926) 422251.

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