



QUEEN STREET, TOWN CENTRE

complete ● ● ●
SALES & LETTINGS



" A spacious 1077 Sqft extended home, being upgraded and well kept by the current owners, who have loved being so close to the town centre and enjoyed the proximity to Newbold Comyn Park."



A stylish & upgraded end terraced property, with a Velux extension- just off the Campion Terrace in central Leamington Spa. This spacious home was built around 1985 and comprises: Entrance hall, living room, utility/Guest WC, a large kitchen diner, two spacious double bedrooms, bathroom and a separate toilet. There is also a very well landscaped rear garden- all moments walk from the town centre.

To view the 3D model and virtual tour use-
<https://my.matterport.com/show/?m=WJrsu59QpWk>
my.matterport.com/show/?m=WJrsu59QpWk

Description

Hallway

Modern composite entrance door with two windows leads into the hallway, Oak flooring, carpeted staircase with timber balustrade, painted panel doors through to the living room, kitchen diner, utility/guest WC and door to cupboard under stairs.

Living Room

A uPVC double glazed bay window to the front with a fitted window bay seat and a radiator with fitted radiator cover.

Guest WC/ Utility

Fitted with an oak effect kitchen, with high and low level cupboards & dark worktops, single bowl round sink with chrome mixer tap, space and plumbing for washing machine, space for dryer, down-lights and a toilet. Tiled flooring.

Family/Kitchen/Diner

A large open plan space, that has been professionally fitted with an oak effect kitchen, which includes double fitted oven, five ring stainless steel gas hob, extractor over, under-counter lighting, single bowl stainless steel sink with drainer and mixer tap, black worktop, fitted dishwasher and pull-out larder racking. Three timber Velux windows to the ceiling, two radiators, UPVC double glazed window overlooking the landscaped garden and UPVC double glazed French doors leading to the garden. There is grey splash-back tiling, down-lights. Large grey tiled flooring.

Landing

Carpeted landing with doors for to the two bedrooms, bathroom and the toilet. Door to airing cupboard with the three year old Baxi gas combination boiler. Loft hatch to part boarded loft ladder on the light. Down-lights.

Bedroom One

Very spacious double bedroom with two uPVC double glazed windows to the front, fitted mirrored sliding wardrobes, storage cupboard, radiator and nicely decorated.

Bedroom Two

Spacious double bedroom with a uPVC double glazed window overlooking the rear garden, fitted sliding wardrobes and the radiator.

Bathroom

P-shaped bath with glass shower screen, chrome mixer tap, mains thermostatic rain head shower, corner hand basin with vanity storage and chrome mixer tap. There is a chrome towel radiator, fully tiled walls, down-lights, extractor and a uPVC double glazed window to the rear elevation.



Separate WC

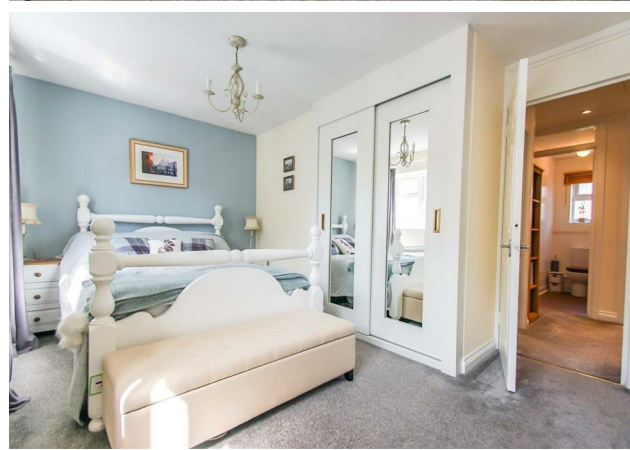
Tiled with a uPVC double glazed window and the toilet.

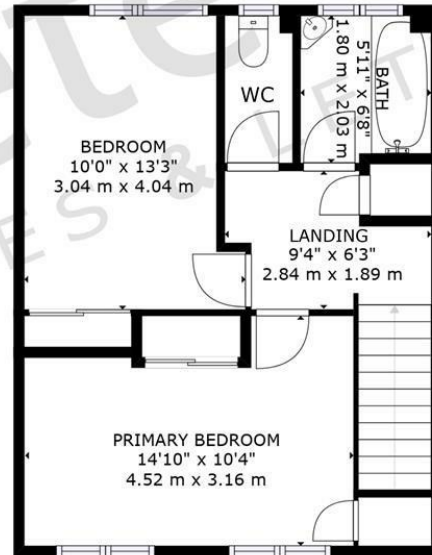
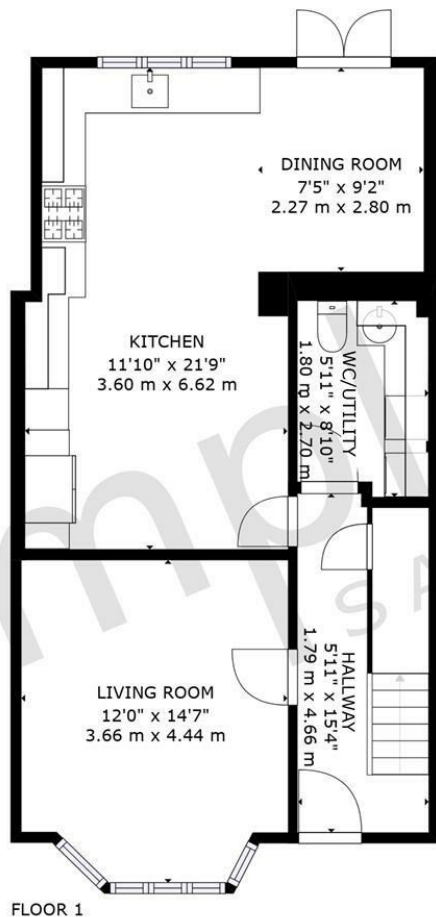
Rear Garden

Attractive landscaped rear garden, with sandstone paving which is contoured and has up-lighting, artificial lawn, timber sleeper retainers with some bedding space, high hedgerow to the rear and high-level fencing encloses the garden and there is a gate to the side passage.

Location

Situated in a highly regarded residential address within walking distance from the Parade and train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam and throughout the town there is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, Kings High School for Girls. Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).





complete ●●●
SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR 1: 637 sq. ft, 59 m², FLOOR 2: 439 sq. ft, 41 m²
TOTAL: 1077 sq. ft, 100 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



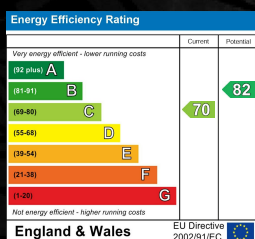


- Extended Spacious Home
- Two Spacious Double Bedrooms
- Velux Extended Dining Kitchen
- Bathroom & Separate WC
- Close To Town
- End Terrace -Built Around 1985
- Living Room
- Guest WC / Utility
- Landscaped Garden
- Immaculate Throughout



QUEEN STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



19 Denby Buildings, Regent Grove, Leamington Spa, Warwickshire, CV32 4NY
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

complete ● ● ●
 SALES & LETTINGS