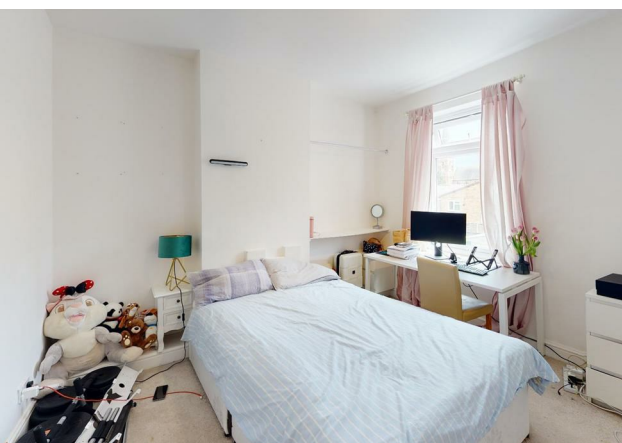
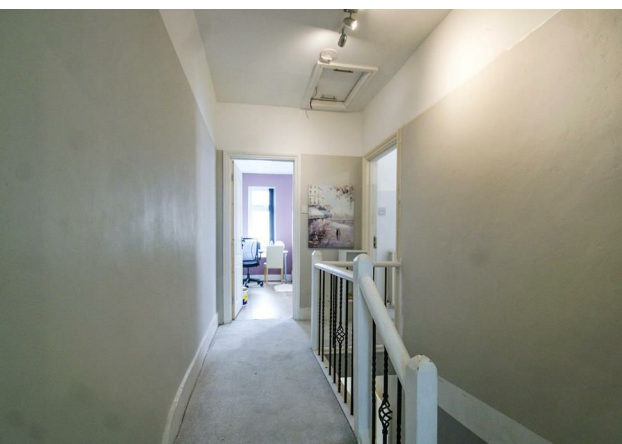




ST. GEORGES ROAD,

complete ● ● ●
SALES & LETTINGS





A spacious modernised terraced property close to Leamington Spa Town Centre and in easy walking distance of Leamington Spa Train Station. The property is wider than average and retains period features. It has been improved to include: a hallway, living room, separate dining room and kitchen on the ground floor. On the first floor there is a refurbished bathroom and two double bedrooms. There is a walled garden to the rear of the property. To the front there is also a useful store cupboard/bike store.

To view the virtual tour & 3D model use -
<https://my.matterport.com/show/?m=R4LFuZo3TA7>
my.matterport.com/show/?m=R4LFuZo3TA7

Entrance Lobby

Recessed entrance with style floor and double glazed UPVC front door into entrance hallway.

Entrance Hallway

Entrance hallway with timber laminate flooring, radiator and ceiling light point. Carpeted stairs to 1st floor. Doors to living room dining room and downstairs cloakroom.

Cloakroom

Panelled and painted bifold door into downstairs cloakroom. With WC and handbasin and wall light point.

Living Room

Glazed and panelled painted door into living room. Continuation of timber laminate flooring, radiator and ceiling light point. Double glazed bay window to front elevation. Recess in chimney breast accommodating electric feature fire.

Dining Room

Panelled and painted door into dining room with a continuation of timber laminate flooring, radiator and ceiling light point. Double glazed window to rear elevation overlooking garden. Opening to under stairs storage with light point.

Kitchen

Opening to kitchen with timber laminate flooring and ceiling light point. Double glazed UPVC door to rear elevation opening into garden and two windows to double glazed windows to side and rear elevation overlooking the garden. A range of cream painted base and wall units with black stone effect laminate countertop and white ceramic tiled splashback. Integrated stainless steel diplomat single oven and Biko halogen hob with stainless steel extractor over. Space for washing machine and space for dishwasher and fridge freezer. 1 1/2 bowl stainless steel sink with chrome mixer tap.

Landing

Carpeted stairs to landing with white painted balustrade and feature metal railings. Doors to bedrooms and bathroom. Ceiling light point and access to attic.

Bedroom One

Painted panelled door to bedroom one with timber laminate flooring, radiator and ceiling light Pt. Two double glazed windows to front elevation.

Bedroom Two

Panelled painted door to bedroom two with carpeted flooring, radiator and ceiling light point. Double glazed window to rear elevation.



Bathroom

Glazed and panelled painted door into bathroom with vinyl flooring, white heated towel rail and ceiling light point. Glazed obscured window to rear elevation. Bathroom suite comprising bath, WC, sink and large walk-in shower. White ceramic tiles to 3 walls.

Attic

Attic space providing storage.

Store Cupboard

Integral store adjacent to front door providing storage space for bikes et cetera.

Rear Garden

South facing rear garden with wall to perimeter, patio and lawned area.

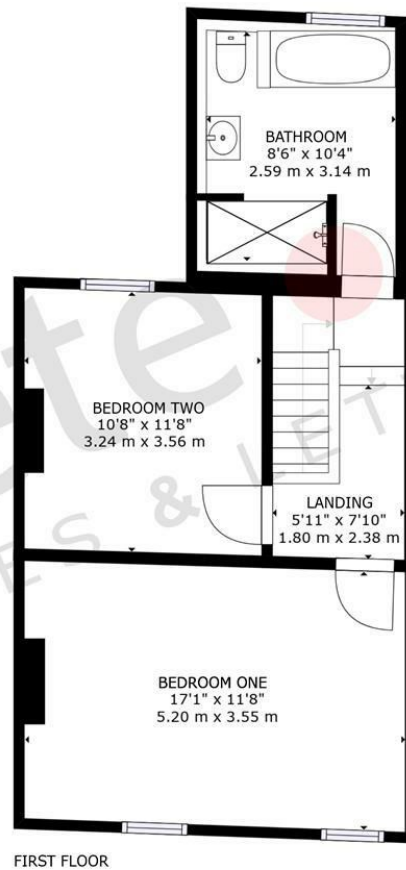
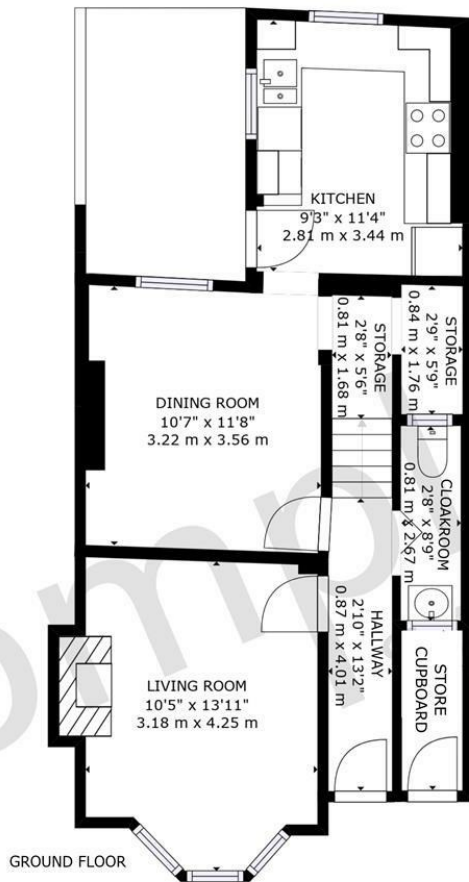
Parking

Parking is on the street outside the property.

Location

This property is located just to the south of the town centre of Leamington Spa where there is an array of shops, boutiques, restaurants, cafés and bars which would suit every taste. The train station is only minutes walk from this property making it ideal, as trains run to Marylebone station in just over an hour, the road links offer great access to M40 and A46 linking with major towns within Warwickshire and its surroundings.





GROSS INTERNAL AREA
 FLOOR 1: 494 sq. ft, 46 m², FLOOR 2: 519 sq. ft, 48 m²
 EXCLUDED AREAS: , PATIO: 87 sq. ft, 8 m²
 TOTAL: 1013 sq. ft, 94 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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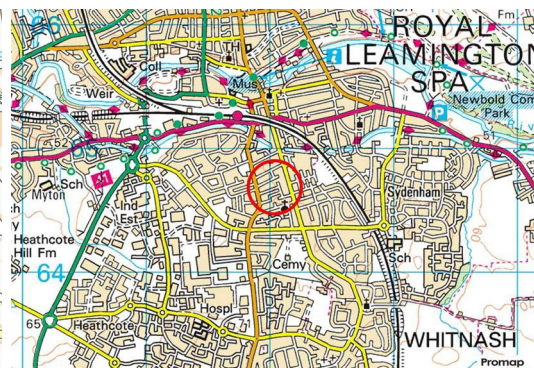
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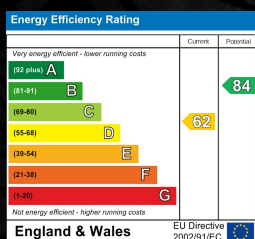
- Terraced Property
- Living Room
- Kitchen
- Cloakroom
- Walkable to Train Station

- Two Double Bedrooms
- Dining Room
- Bathroom
- Rear Garden
- Close to Town Centre



ST. GEORGES ROAD, LEAMINGTON SPA

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



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