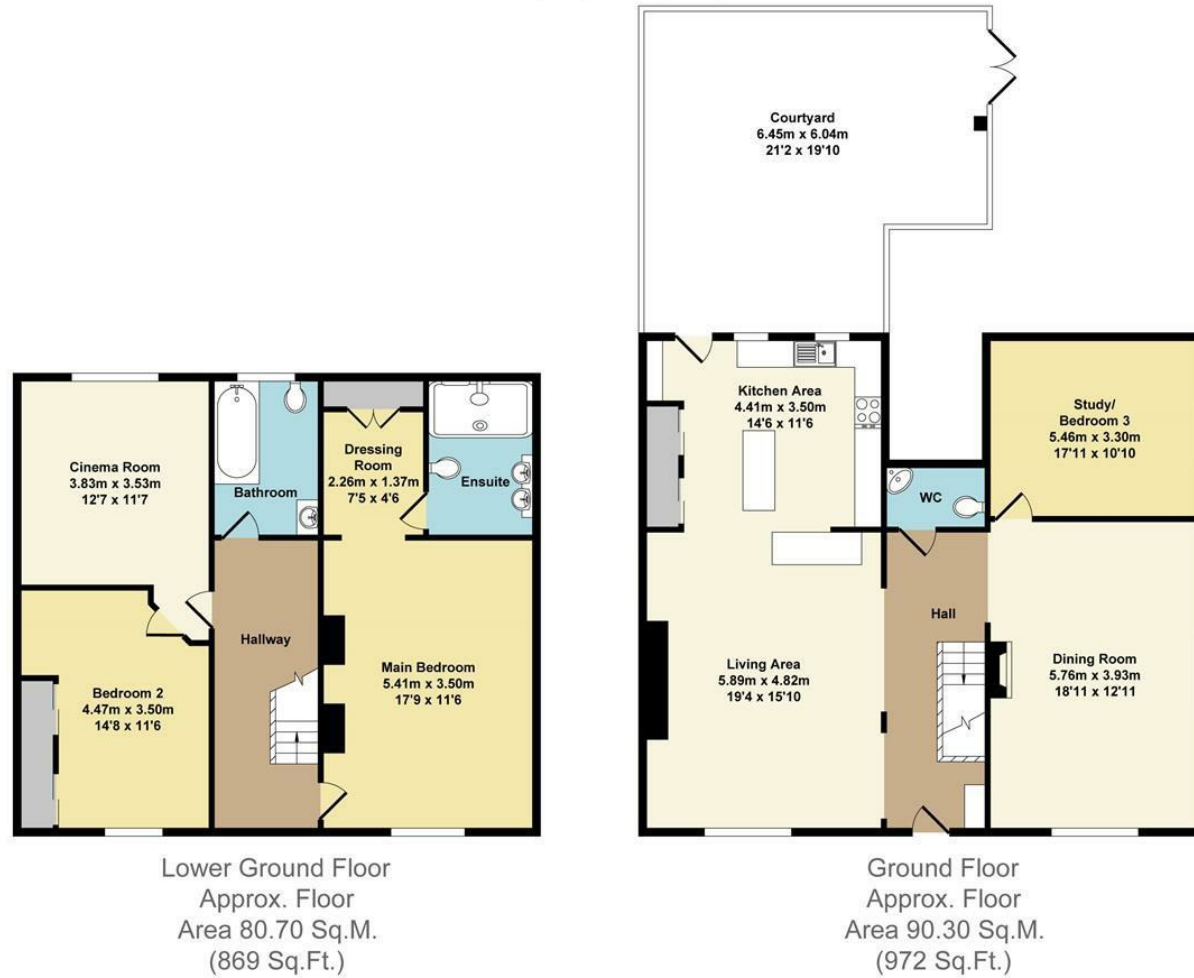




16 Russell Terrace, Leamington Spa, Warwickshire, CV31 1EZ

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Total Approx. Floor Area 171.0 Sq.M. (1841 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- Beautifully Presented, Grade II listed, Character Home
- Arranged Over Two Floors
- Three Reception Rooms
- Modern Kitchen Breakfast Room
- Guest W.C
- Three Double Bedrooms
- Dressing Room, En-Suite & Family Bathroom
- Southerly Facing Rear Garden & Driveway Parking
- 100% of The Freehold Included
- EPC Rating D



Offers In Excess Of
£525,000

A beautifully presented, incredibly spacious and adaptable, Grade II Listed, Character home. Situated within easy reach of Leamington town centre, the fantastic local amenities, schools and train station and offering flexible accommodation arranged over two floors. Comprising a living room, dining room, cinema room, modern kitchen breakfast room, guest W.C, three generous double bedrooms, the principal of which benefits from a dressing room and modern en-suite shower room and there is a further, modern family bathroom. Outside this incredible property boasts a private Southerly facing and wall enclosed courtyard garden and private driveway parking with electric car charger. Included in the sale is 100% ownership of the freehold for the building. NO FORWARD CHAIN

Approach

Accessed via a wrought iron style front gate opening onto an enclosed foregarden area with steps leading up to a private, timber and glazed front door which opens into the home.

Open Plan Living Room/kitchen

Living Room

A well proportioned and adaptable first reception room, currently being utilized as a sitting room, but could easily accommodate dining furniture. Benefitting from a stunning dual sided feature fireplace which opens into the adjoining dining room, television point, Bianco Venato Porcelain tiled floors with under floor heating, recessed LED lighting to the ceiling, a sash window with original shutters to front elevation and solid oak staircase with glass balustrade and oak handrail with LED lighting leading down to the lower ground floor.

Kitchen Breakfast Room

A beautifully appointed and contemporarily styled kitchen breakfast kitchen comprising a range of wall and base mounted units with contrasting quartz worktops over and having a range of integrated appliances including dishwasher, washing machine, two fan assisted electric ovens, combination microwave oven and plate warmer, coffee maker and counter top mounted induction hob with over head extractor. In addition this wonderful kitchen also boasts ample room for informal dining around the quartz breakfast bar and

offers views and direct access to the Southerly facing, enclosed, private rear garden.

Dining Room

Another spacious and adaptable reception room, formerly used by the current owners as the dining room. Comprising the two sided feature fireplace, engineered walnut flooring, ceiling spotlights, ceiling speakers, sash windows to both the front and side elevations and a door leading to bedroom three.

Guest W.C

A well appointed and modern cloakroom comprising low level W.C with dual flush, counter top mounted wash hand basin with useful under counter storage and ceramic tiling to floor and all walls.

Bedroom 3

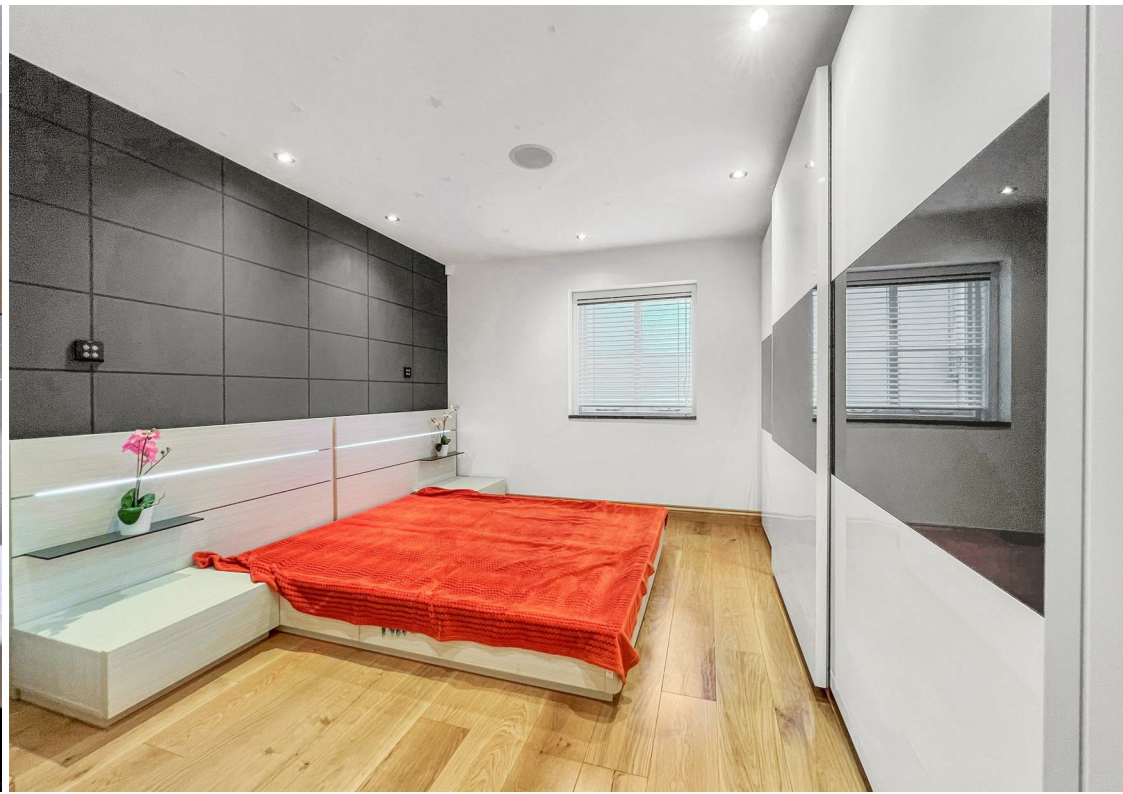
The third bedroom features a large sash window to the side elevation with integrated wooden shutters, ceiling mounted speakers and spotlights, engineered walnut flooring with under floor heating.

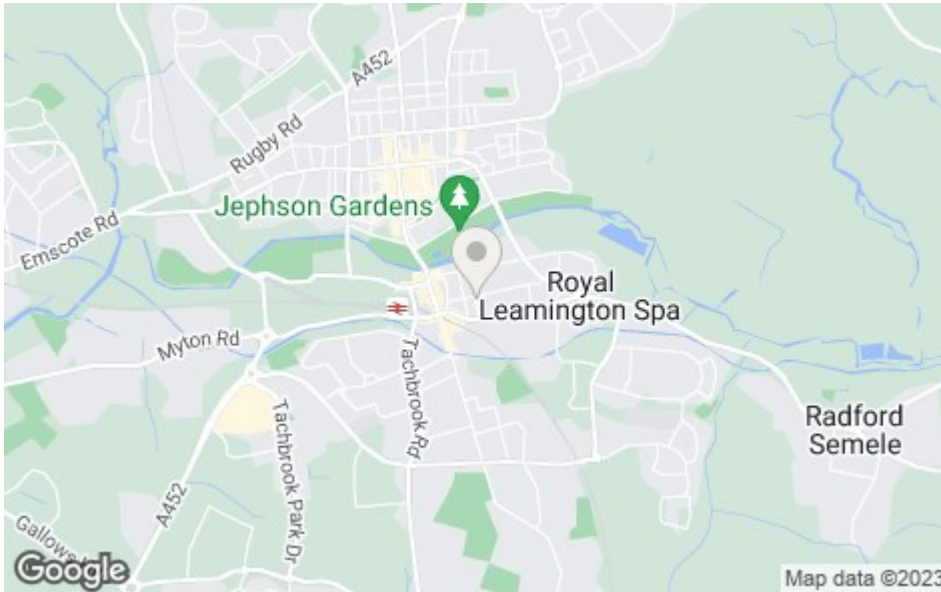
Lower Ground Floor

Hallway

A spacious and useful area having stairs from the living room and giving way to the remaining two double bedrooms, family bathroom and cinema room. With engineered oak flooring, built in storage cupboards, ceiling mounted spotlights and doors leading into:







Home Cinema

A fantastic and well proportioned room ideally utilized as a home cinema. With integrated KEF surround sound speakers, television point, ceiling spotlights, engineered oak flooring and under floor heating.

Bedroom One

A large double bedroom, currently housing a king size bedframe and benefitting from engineered oak flooring, alcove for television, integrated speakers, under floor heating, ceiling mounted spotlights, a window to the front elevation and an archway through to the dressing room.

Dressing Room

Comprising fitted wardrobes and chest of drawers as well as a wall mounted vanity mirror. With ceiling mounted spot lights and an internal door to the en-suite.

En-Suite

Comprising a three piece suite, with his and hers wash hand basins under counter vanity unit, double shower cubicle with drencher shower head, W.C with enclosed cistern, tiling to the splash back areas, electric towel rail radiator, tiled flooring, underfloor heating, ceiling mounted spotlights and speaker.

Bedroom 2

Another well sized double bedroom benefitting from engineered oak flooring, underfloor heating, ceiling spotlights, ceiling speaker and a window to front elevation.

Modern Family Bathroom

This beautifully appointed luxury bathroom suite comprises double ended bath with waterfall style shower over, low level W/C with enclosed cistern, vanity unit mounted wash hand basin, electric heated towel rail, tiling to the splash back areas, extractor fan, ceiling mounted spotlights, tiled flooring and under floor heating.

Outside

Rear Garden

This wall enclosed, well proportioned and private, South facing courtyard rear garden, benefits from modern tiling making an incredibly low maintenance outdoor space with gated access leading to the driveway and benefitting from a 7KWh electric car charger situated inside the rear timber gate



Parking

The property also benefits from private driveway parking for one car.

Agents Notes

The property is leasehold with a lease length of 125 years from 26th April 2011. Our vendors have advised they own 100% of the Freehold which will be included in this transaction. Further information available upon request.

The property includes a state of the art home automation system distributing 4k video and audio inputs around the property and operating lighting and heating controlled by Neeo remote.

General Information

TENURE: The property is understood to be Leasehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Multi-award winning offices
serving South Warwickshire & North Cotswolds

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