

Peter Clarke



16 Wathen Road, Leamington Spa, CV32 5UX

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Approximate Gross Internal Area
Total Area = 114.36 sq m / 1231 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Charming three bedroom family home
- Original character features
- North Leamington Spa - sought after location
- Strolling distance to the town centre and local amenities
- Two reception rooms
- Separate utility room
- Kitchen/dining room
- Courtyard garden



Offers Over £495,000

This charming three-bedroom terraced home with many original features and plenty of character, is situated in one of North Leamington Spa's most sought-after locations, just a short stroll from the town centre and its excellent amenities.

The property offers well-proportioned accommodation throughout, including two spacious reception rooms, a fitted kitchen/dining room with integrated appliances, and a useful utility room.

Upstairs, there are three bedrooms, along with a family bathroom and a separate WC.

To the rear, the property benefits from a delightful courtyard garden, with steps leading up to a further lawned area—perfect for enjoying outdoor space.

Wathen Road lies a little under one mile north of central Leamington Spa being within walking distance of town centre amenities including Leamington's wide array of parks, shops and independent retailers, bars, restaurants and artisan coffee shops. There are good local road links available to neighbouring towns and centres along with links to the motorway network with Leamington Spa railway station providing regular rail links to numerous destinations, notably London and Birmingham.

HALLWAY

With stairs rising to the first floor.

SITTING ROOM

Having a large square bay window to the front which floods the room with light, an attractive fireplace and polished wooden floor boards.

DINING ROOM

A good sized room with polished wooden floor boards and a window overlooking the courtyard garden.

KITCHEN/DINING ROOM

Having a range of floor and wall mounted units, integrated appliances, sink unit, space for a table, window to side and door to utility room.

UTILITY ROOM

Having a single drainer sink unit, a range of cupboards, quarry tiled floor and door to the courtyard garden.

ON THE FIRST FLOOR

MAIN BEDROOM

Having a large square bay window to front, feature fireplace with space for wardrobes either side.

BEDROOM TWO

A generous sized room with feature fireplace and window overlooking the rear courtyard and garden.

SEPARATE WC

Having a low level WC.







BEDROOM

Having a built-in cupboard and window overlooking the rear garden.

FAMILY BATHROOM

Having a bath with shower over, pedestal wash hand basin and window to side.

OUTSIDE

There is a paved courtyard with brick pathway, herbaceous borders and a wooden gate which leads across an alleyway to a set of steps leading to a further lawned area.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains drainage, electricity, water and gas connected to the property. However, this must be checked by your solicitor before exchange of contracts.

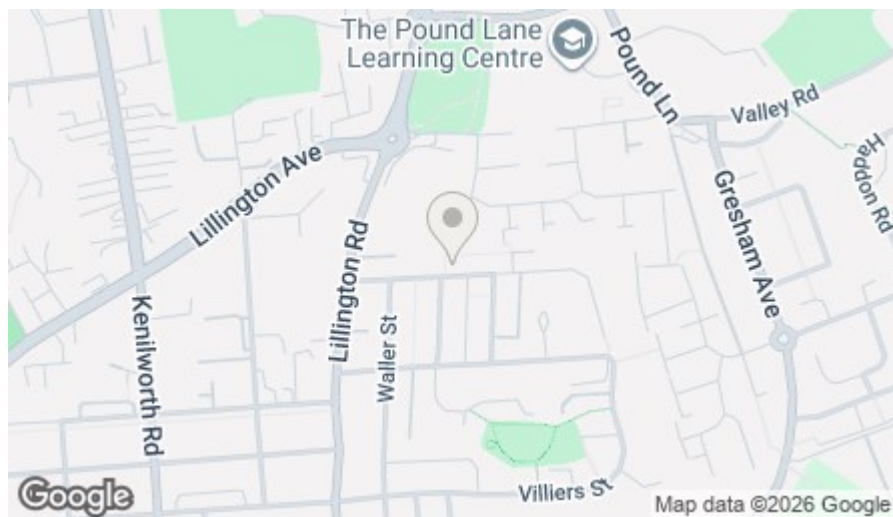
RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

VIEWING: By Prior Appointment with the Selling Agents.





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.



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