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4, Cross Street, Leamington Spa

A characterful and charming, period terraced property, spread over three levels, situated in the heart of the town centre.

Briefly Comprising;

Recessed porch, entrance hallway, sitting room, dining room open plan to refitted kitchen. First floor study landing. Large double master bedroom and white refitted bathroom, attic room. Possible roof terrace, small courtyard rear garden. Gas radiator heating. Partial double glazing. NO CHAIN.

Cross Street

Occupies an enviable location within the town centre, and offering easy reach to the shops, restaurants, coffee shops, and all town centre amenities as well as the Jephson Gardens and Train Station. The property offers a flexible and versatile layout with accommodation over three levels.

The Property

Is approached via an arched recessed porch, with step leading up to entrance door with obscure glazed fanlight, giving access to...

Entrance Hallway

With coved cornicing, radiator, staircase rising to first floor landing, exposed four panelled door to...

Dining Room

12'5" x 9'11" (3.78m x 3.02m)

With multi paned timber framed sash window to rear elevation, cornicing, double radiator, exposed timber door to inner lobby, broad open archway through to open plan kitchen.

Kitchen
5'4" x 13'1" (1.63m x 3.99m)
With an attractive range of cream shaker style wall and base units, with limed oak look working surface over with matching upstands, one and a half bowl sink drainer unit with mixer tap, inset four point stainless steel gas hob with stainless and glazed oven below, stainless and glazed filter hood over and stainless splashback, high level wall cupboards, upvc double glazed window to side elevation, timber framed part obscure double glazed door to garden, tiled floor.

Inner Lobby
With exposed timber doors to cellar and archway to...

Sitting Room
9'1" x 10'10" (2.77m x 3.30m)
With timber framed multi paned sash window to front elevation, cornicing, fireplace surround, wood look flooring, radiator.

Door leading down to...

Cellar
With lobby area, radiator, in turn leading to the...

Main Chamber
9'4" x 10'5" (2.84m x 3.18m)
Providing useful storage space.

First Floor Study Landing
With exposed four panelled doors to bedroom and bathroom, radiator, open staircase rising to Attic Bedroom Two with panelled doors to airing cupboard housing Vaillant combination boiler, multi paned double glazed French doors leading to potential roof terrace. Surrounded by dwarf brick wall, with southerly aspect.

Bedroom One (Front)

12'6" x 10'9" (3.81m x 3.28m)
With multi paned timber sash window to front elevation, cornicing, radiator.

Bathroom

Attractively fitted with a white contemporary Villeroy & Boch suite to comprise; low level WC, wash hand basin with mono-mixer set into vanity cupboard, bath with mixer tap and wall mounted rainwater style shower head with additional hand held shower attachment, glazed shower screen, downlighter points to ceiling, splashback tiling extending to three quarter height throughout, tiled floor, obscure timber framed sash window to rear elevation, extractor, chrome radiator towel rail.

Attic Room

12'2" inc fitted storage x 12'11" inc staircase (3.71m inc fitted storage x 3.94m inc staircase)
With large window to rear elevation with two timber framed multi paned double glazed windows, feature angled ceiling lines in part, comprehensive range of fitted storage and cupboards. Additional drawer unit fitted into eaves area, radiator.

Outside (Rear)

To the rear is a small courtyard garden, surrounded in the main by brick wall and timber fencing, laid to paving. Rear pedestrian access.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is

available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

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 the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

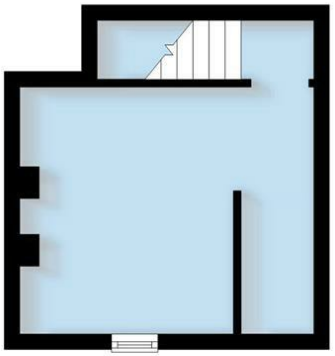
Council Tax

Council Tax Band C.

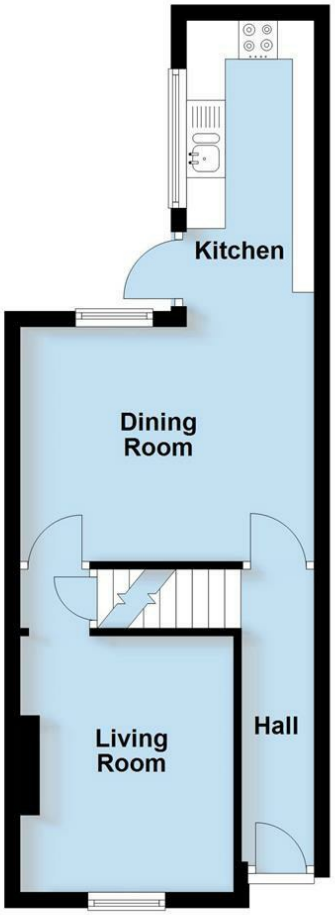
Location

CV32 4PX

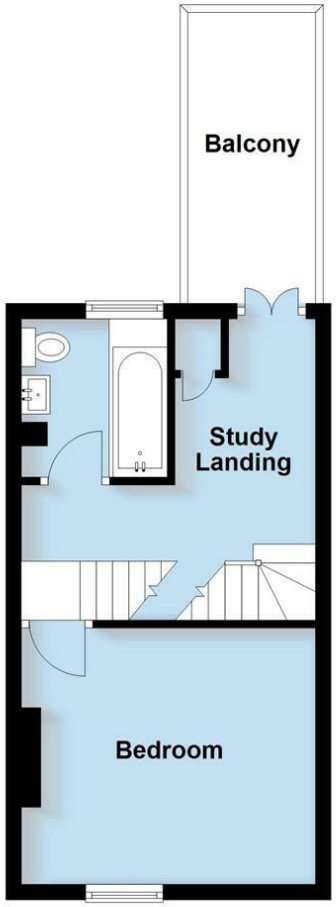
Basement
Approx. 14.5 sq. metres (156.4 sq. feet)



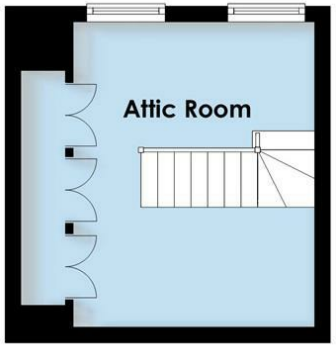
Ground Floor
Approx. 33.9 sq. metres (364.4 sq. feet)



First Floor
Approx. 27.7 sq. metres (298.6 sq. feet)
(excluding Balcony)



Second Floor
Approx. 15.0 sq. metres (161.3 sq. feet)



Total area: approx. 91.1 sq. metres (980.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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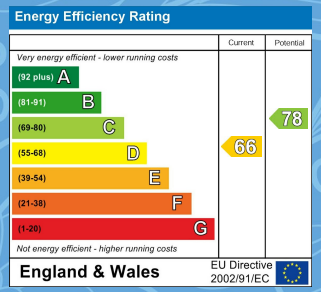

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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