

BELVOIR!

Offers In Excess Of £325,000



43 George Street

, Leamington Spa CV31 1HA

A stunning Victorian bay fronted terrace property, situated in a sought-after location only a short walk from Jephson Gardens, Leamington Spa town centre and train station. The property is conveniently located close to M40 transport links, local schools, and other amenities. In brief, the property comprises open plan lounge/dining area, kitchen/dinner, two bedrooms, family bathroom, basement, and rear garden.

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ACCOMMODATION

Entering the property through the front door you are greeted by the entrance hallway, with stairs leading to the first floor of the property and doors leading to subsequent rooms. Boasting an impressive bay window, the lounge features original chimney breast, oak wooden flooring, and ample room for a substantial lounge suite. The area has been opened up to create a great space for entertaining, as further through there is an area that could be used as a dining room, or perhaps another reception room. The spacious, kitchen features a range of high- and low-level units, complimentary worktops, a fully tiled splashback and stone flooring. Appliances include Range cooker and hob, extractor unit and there is further space for other freestanding appliances. There is a double-glazed window as well as French patio doors into the garden.

To the first floor of the property is a spacious landing and doors leading off to other rooms. The principal bedroom boasts a beautiful original fireplace, hearth, original wooden flooring, and a large bay window allowing the room to flood with natural light. There is also plenty of storage in the form of built-in wardrobes on either side of the chimney breast and window seat. The second bedroom is also a double bedroom, with another original fireplace, original wooden flooring, and ample space for freestanding bedroom furniture and storage. The substantial family bathroom comprises shower-over-bath, pedestal wash basin and low-level WC.

The basement is dry lined has been presented as a study and could potentially be fully converted.

To the rear of the property is a good-sized garden, with both lawn and a decking area, ideal for an outdoor seating area. There is also a back gate for rear access.

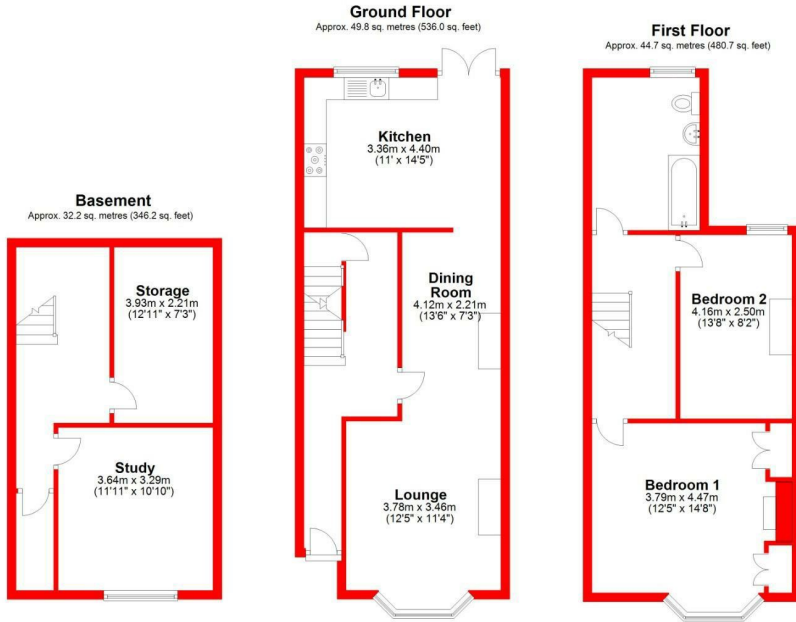
On-street permit parking available. Permits to be acquired from Warwick District Council at a cost of £25 per annum.

Tenure: FREEHOLD

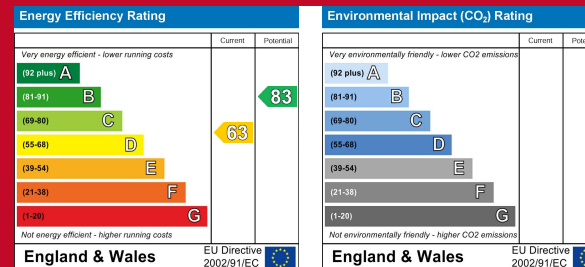
Council tax C

Freehold

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.



Total area: approx. 126.6 sq. metres (1363.0 sq. feet)



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.