

BELVOIR!

Guide Price £365,000



31 Chesham Street

, Leamington Spa CV31 1JS

Belvoir Leamington Spa are excited to bring to the market this four bedroom traditional Victorian terrace house which is in need of modernisation. Situated in a quiet residential area, the property enjoys views out over St Mary's Church as well as only being a short walk into Leamington Spa's vibrant town centre and benefiting from a deceptively large rear garden.

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ACCOMMODATION

Leading from the street, the property is accessed via the front door which is set back behind a dwarf wall and wrought iron gate. This, in turn, opens into a useful vestibule before a further door opens into the;

Hallway: this traditional hallway features high ceilings and decorative coving as well as providing access to the stairs which lead to the first floor and doors to:

Living Room: Positioned to the front of the property, the room enjoys a bright and airy feel courtesy of the large bay window. The room benefits from high ceilings and a feature fireplace.

Dining Room: This space is toward the rear of the property and has views over the rear garden. The high ceilings and decorative coving continue in this room, which also benefits from a second fireplace.

Kitchen: A surprisingly large area which is in need of modernisation, however, is currently fitted with a range of wall and floor units as well as space for a full range of free standing appliances. Further doors lead to both the rear garden and the inner hallway which in turn leads to a large pantry room and;

W.C: fitted with a high level w.c and hand wash basin.

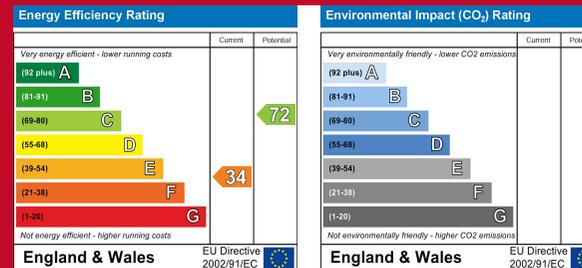
Bathroom: amply sized, this space is currently fitted with an avocado two piece suit including pedestal basin and bath with electric shower over.

Rear Garden: The garden is deceptively large due to its unique L shape which wraps around the neighbouring properties. Mainly laid to lawn with planted borders, the space is ideally landscaped as to create defined patio and lawn areas with a pathway leading to:

Outhouse: This is an ideal space which is installed with electric as well as a working fire and chimney and eaves storage.

First floor landing: this split-level landing has doors leading to:

Bedroom 4: A single bedroom to the front of the property.



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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.