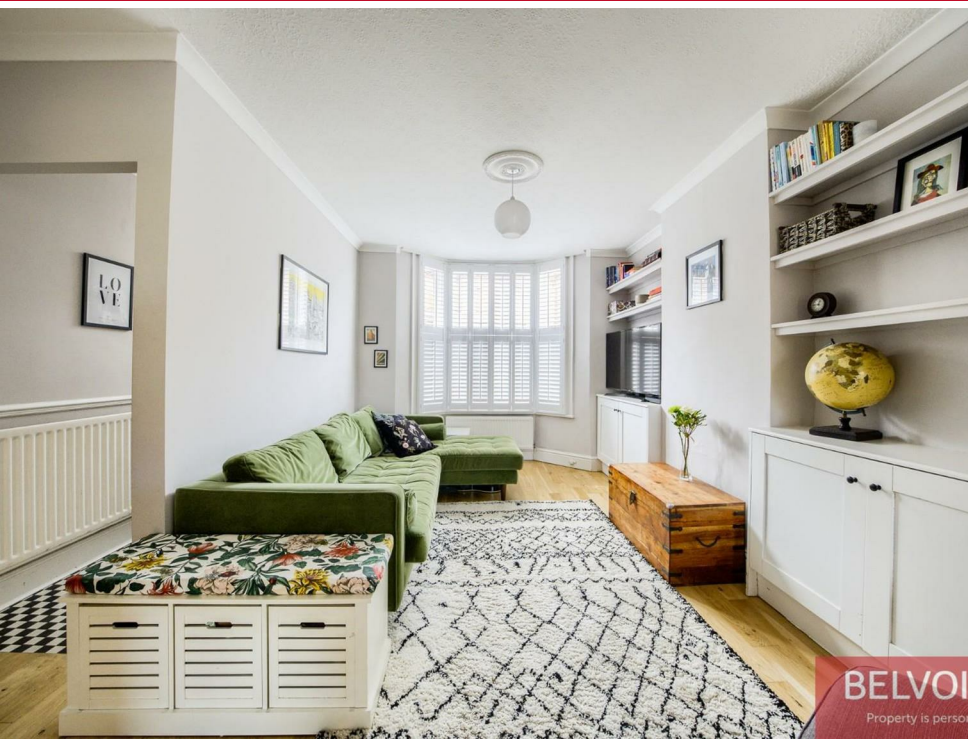


# BELVOIR!

Offers In Excess Of £375,000



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## 9 Victoria Street

, Leamington Spa CV31 3PU

**\*\* LOCATED ON ONE OF LEAMINGTON'S MOST SOUGHT AFTER TERRACED STREETS\*\*** The former home of Sir Frank Whittle, inventor of the jet engine, Belvoir Leamington Spa are proud to present two bedroom Victorian terrace property. The accommodation briefly comprises; two double bedrooms, attic room, kitchen, charming open plan lounge/dining room, sunny garden, family bathroom and large cellar.

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## ACCOMMODATION

### Location

Victoria Street is conveniently set within easy walking distance of the town centre and has an excellent range of facilities and amenities, including shops, schools, recreational facilities, and is just a short walk to the local railway station. The property is perfectly nestled between the famous Leamington Bowls Club, beautiful Victoria Park, The Cricketers Pub and a short riverside walk to the centre of our vibrant town.

### Entrance Hall, Lounge & Dining Room

The entrance hall boasts Victorian style tiles. The charming open plan lounge and dining room benefits from wooden flooring, high ceilings, a period fireplace, full shutters to bay window and large window overlooking the garden.

### Kitchen

The well presented kitchen has a range of cupboards to higher and lower level, integrated fridge/freezer, dishwasher, non-integrated washing machine, and door leading to the garden. The kitchen has great potential to be opened up with an extension and redesigned as a larger space.

### Garden

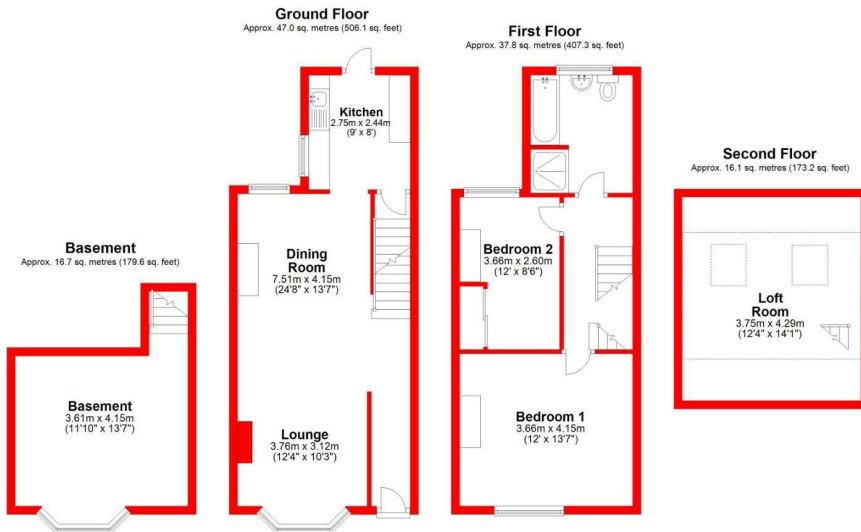
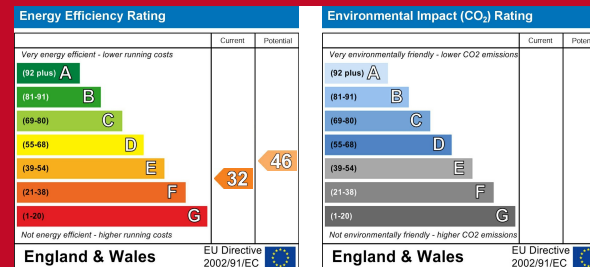
The fully brick walled Victorian courtyard lends itself to a great entertaining space and benefits from plenty of sunshine throughout the day.

### Cellar

The cellar is of good size and has window ventilation and could be ideal for anyone looking to convert or simply use as additional storage.

### First Floor

To the first floor has two spacious double bedrooms with the principal room having original flooring and custom shutters. The family bathroom is part tiled with a separate shower cubicle and bath.



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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.