



**5 Cornwall Place**

Leamington Spa **CV32 6DT**

Guide Price £325,000

# 5 Cornwall Place

This charming Victorian end of terrace has been renovated by the current owners creating a unique and industrial vibe with exposed brick, solid timber flooring and some charming features. Located in this ever popular pocket of Milverton allowing easy walking access into the town centre, the train station, the local renowned tennis club together with local amenities on your doorstep. Upon entry you are struck immediately with the spacious and well proportioned dual aspect through living / dining room with tall ceiling heights, exposed brick fireplace and timber flooring. French doors lead out in to the town garden. A modern and well equipped kitchen leads off and in turn in to a handy utility room and ground floor w.c. The first floor continues with the tall ceilings and has two double bedrooms and spacious modern family bathroom. Externally the charming decked courtyard garden offers privacy, side access and storage with a timber shed. The property is also being offered with no onward chain.

## LOCATION

Cornwall Place lies off Rugby Road and is in the heart of Milverton. Being within easy walking distance to the town centre, the highly regarded Milverton Primary School and also the Leamington Lawn tennis & squash club. There are excellent local road links available to neighbouring towns and centres, together with the Midland motorway network, whilst Leamington Spa railway station affords regular commuter rail links to London and Birmingham amongst other destinations.

## ON THE GROUND FLOOR

### Entrance

2.02m x 0.89m (6'7" x 2'11")

Having space for coats and shoes and laid with solid timber flooring which continues through into the dual aspect reception room.

### Living / Dining Room

7.40m x 4.37m (24'3" x 14'4")

This spacious dual aspect reception room has solid timber flooring with stairs rising to the first floor having a bespoke banister design. There is an exposed brick chimney stack with ornamental fire place however gas

supply is ready if required. French doors lead out to the courtyard town garden and door leads in to the kitchen.

### Breakfast Kitchen

3.19m x 2.30m (10'5" x 7'6")

This recently fitted modern kitchen has an array of eye level and base units finished in a grey gloss with complementary works tops and subway style tiled splash back areas. The floors are also tiled and there is a range of integrated appliances including oven, hob and extractor and dishwasher with space for a stand up fridge / freezer. A door leads into the handy and separate utility room / w.c.

### Utility Room / W.C.

2.17m x 1.91m (7'1" x 6'3")

This handy utility room has been converted offering further storage and plumbing for the white goods together with being a ground floor W.C. with a modern white w.c. and wash hand basin.

## ON THE FIRST FLOOR

### Landing

3.63m x 1.56m (11'10" x 5'1")

The landing has handy storage and access to the loft with doors leading off to all rooms on the first floor.

### Bedroom One

4.15m x 3.50m (13'7" x 11'5")

This well proportioned double bedroom is located to the front of the property and has been renovated to a stylish standard with exposed brick walls with surface mounted electrics creating an urban vibe. There is a selection of fitted built in wardrobes for storage and fashionable timber effect vinyl flooring.

### Bedroom Two

3.61m x 2.74m (11'10" x 8'11")

This second double bedroom, located to the rear of the property, having a charming exposed brick chimney stack, tall ceilings and timber effect vinyl flooring.

### Family Bathroom

2.86m x 2.35m (9'4" x 7'8")

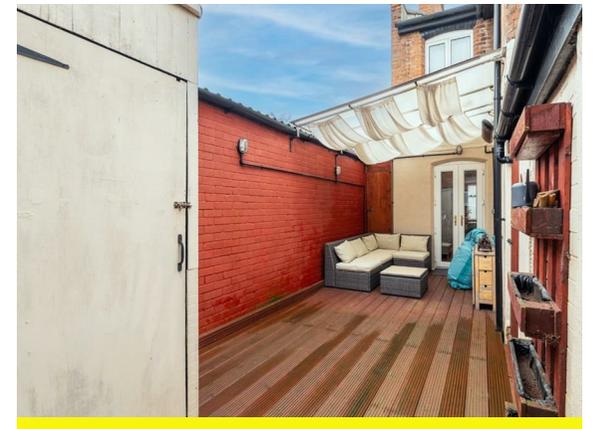
This large modern bathroom has an abundance of space on offer. Both the floors and walls have been finished with tiling. A large, glazed walk in shower with rainwater shower head dominates one corner. There is also a low level flush w.c. and wash hand basin. Decoratively, it is finished in a fashionable colour scheme.

## OUTSIDE

## Features

Victorian End Terrace  
Immaculately Presented Throughout  
Industrial Unique Vibe  
No Onward Chain  
Spacious Dual Aspect Reception Room  
Refitted Kitchen  
Separate Utility Room /W.C.  
Two Double Bedrooms  
Private Town Garden





# Floorplan

Internal Living Area 869sq ft / 80.73m<sup>2</sup>



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

### Tenure

Freehold

### Fixtures & Fittings

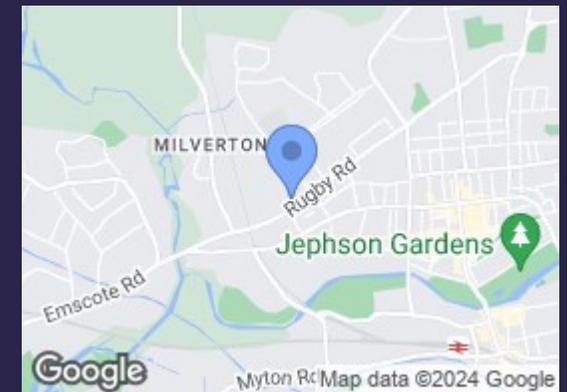
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com