



55 Waterloo Street

Leamington Spa **CV31 1JU**

£210,000

55 Waterloo Street

SUITABLE FOR CASH PURCHASERS ONLY - REQUIRING STRUCTURAL REPAIR.

Being situated within a tucked-away backwater, yet within easy reach of town centre amenities, this period semi-detached house offers two bedroomed accommodation which is in need of structural repair and modernisation. Having been previously utilised as a buy-to-let over many years, the house has the scope to be re-modelled for similar purposes or as a conventional home and is offered for sale with the benefit of no onward chain.

It should be noted that this property can presently only be entered from the rear into the kitchen and from the shared side foot access.

LOCATION

Lying around one mile south-east of central Leamington Spa, Waterloo Street is a tucked-away no-through road at the end of which is the Grand Union Canal. Despite its backwater location, Waterloo Street is well placed for easy access to amenities in both Leamington Old Town and Leamington Spa town centre, with its wide array of shops, independent retailers, bars, restaurants and parks. There is good local access available to various routes out of the town, together with Leamington Spa railway station which provides regular commuter rail links to numerous destinations, notably Birmingham and London.

ON THE GROUND FLOOR

FRONT RECEPTION ROOM

3.43m x 3.35m (11'03" x 11'04")
- to back of chimney breast.
With UPVC double glazed window and central heating radiator.

INNER LOBBY

With door to understairs storage cupboard and open access to:-

REAR RECEPTION ROOM

3.68m x 3.05m (12'01" x 10'09")
With staircase off ascending to the first floor, UPVC double glazed window, central heating radiator and door to:-

KITCHEN

2.44m x 1.52m (8'06" x 5'08")
With base and wall cupboards, the base cupboards having worktop over, double drainer stainless steel sink unit, UPVC double glazed window, UPVC double glazed door giving

external access to the rear of the property and access to:-

UTILITY LOBBY

With wall mounted Baxi gas fired central heating boiler, space for washing machine and door to:-

SHOWER ROOM

With pedestal wash hand basin, close coupled WC, shower enclosure with fitted electric shower unit, central heating radiator and UPVC double glazed window.

ON THE FIRST FLOOR

SMALL LANDING

With doors from either side giving access to:-

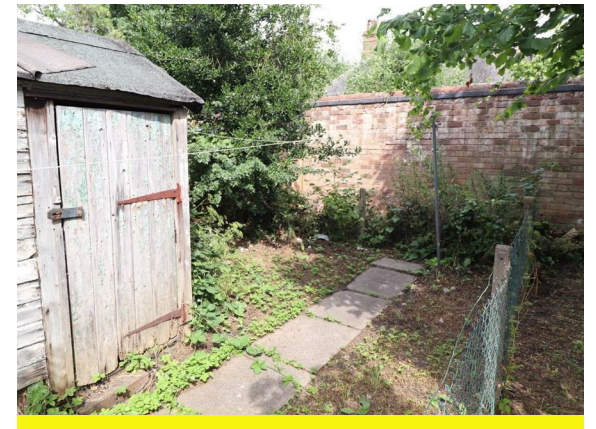
BEDROOM ONE (FRONT)

3.56m max x 3.05m max (11'08" max x 10'02" max)
With period cast iron fireplace, UPVC double glazed window, central heating radiator and door to:-

Features

Cash Purchasers Only
Semi-Detached House
No Chain
Two Reception Rooms
Kitchen
Two Bedrooms
Three Shower Rooms
Rear Garden
Requiring Modernisation
Tucked-Away Location

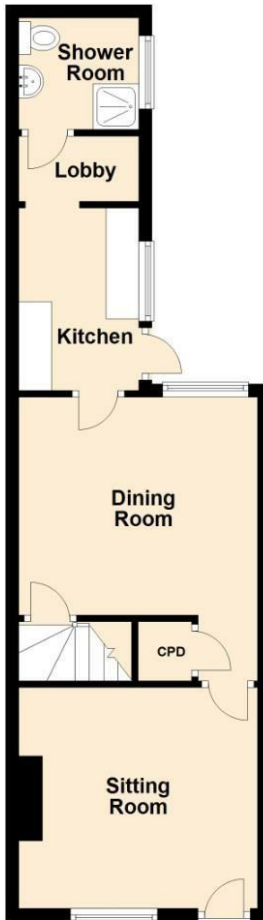




Floorplan

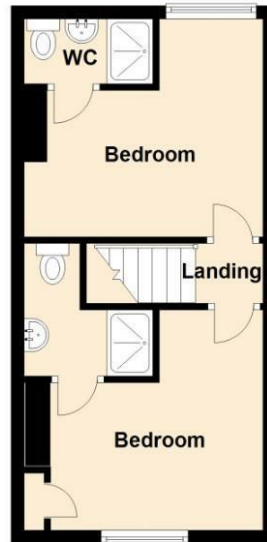
Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.6 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 sq. feet)

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 B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

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