



203 Brunswick Street
Leamington Spa **CV31 2EL**
Guide Price £350,000

203 Brunswick Street

Located within easy reach of Leamington Spa town centre is this well presented four bedroom terraced house.

The property, which has been in the family since 1978, offers an open plan downstairs, offering a lounge, kitchen and dining area. There is also access to the outbuilding and a separate shower room.

Upstairs there are four bedrooms, three of which are doubles, and a wet room.

Outside there is a driveway for parking for up to four vehicles, to the rear is a well-established garden offering a patio and lawn area. There is a path to the side of the property offering rear access to the garden. The property has no onward chain. The property could be extended to the rear (STPP).

LOCATION

Situated conveniently within local amenities, including Asda Superstore, Pure Gym, good Ofsted rated schools as well as various pubs, restaurants and parks. Excellent nearby transport links such as access to the M40, southbound to London, northbound to Birmingham, as well as the Fosse Way leading to countryside hotspots and the Cotswolds.

ENTRANCE HALL

Having stairs leading to the first floor and doors to adjacent rooms.

LOUNGE

4.89m x 3.73m (16'0" x 12'2")

A light and spacious room which has space for lounge furniture, a gas central heating radiator, gas feature fireplace and a double glazed window to the front elevation.

KITCHEN / DINER

6.99m x 2.93m (22'11" x 9'7")

A spacious kitchen / diner which in brief comprises of worktop surfaces, cupboards, tiled flooring, part tiled walls, gas central heating radiator, sink unit, a breakfast bar and space for white goods. The property also benefits from a wall mounted combination boiler which was installed around 2024/25, French doors leading out to the rear garden and a door leading out to the;

GROUND FLOOR SHOWER ROOM / WET ROOM

3.27m x 1.90m (10'8" x 6'2")

Having an electric shower, low level W/C, sink unit, single glazed frosted window to the side elevation and a door leading out to the rear garden.

FIRST FLOOR

Having loft access and doors leading to adjacent rooms.

BEDROOM ONE

4.10m x 3.03m (13'5" x 9'11")

Having a double glazed window to the front elevation, gas central heating radiator, a storage cupboard and space for bedroom furniture.

BEDROOM TWO

3.65m x 2.85m (11'11" x 9'4")

Having a double glazed window to the rear elevation, gas central heating radiator and space for bedroom furniture.

BEDROOM THREE

3.47m x 3.03m (11'4" x 9'11")

Having a double glazed window to the front elevation, gas central heating radiator and space for bedroom furniture.

Features

Four Bedrooms

No Onward Chain

Open Plan Kitchen Diner

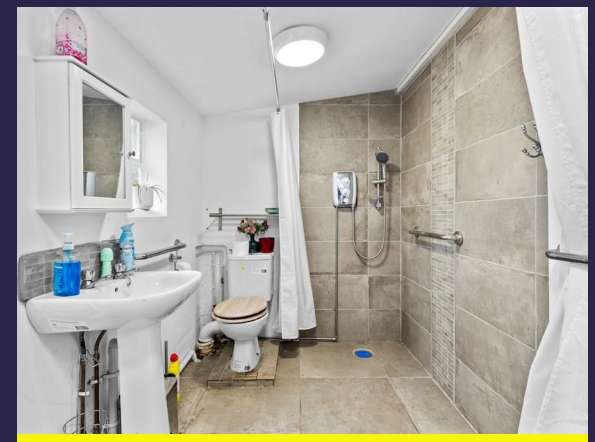
Enclosed Rear Garden

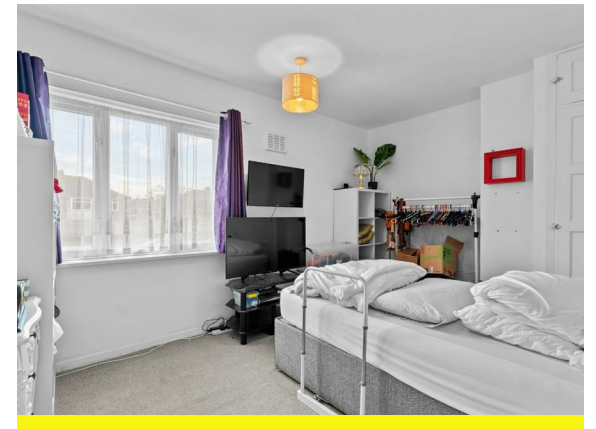
Close to Local Amenities

Ground Floor Shower Room

Off-Road Parking For Up To Four Vehicles

Gas Central Heating

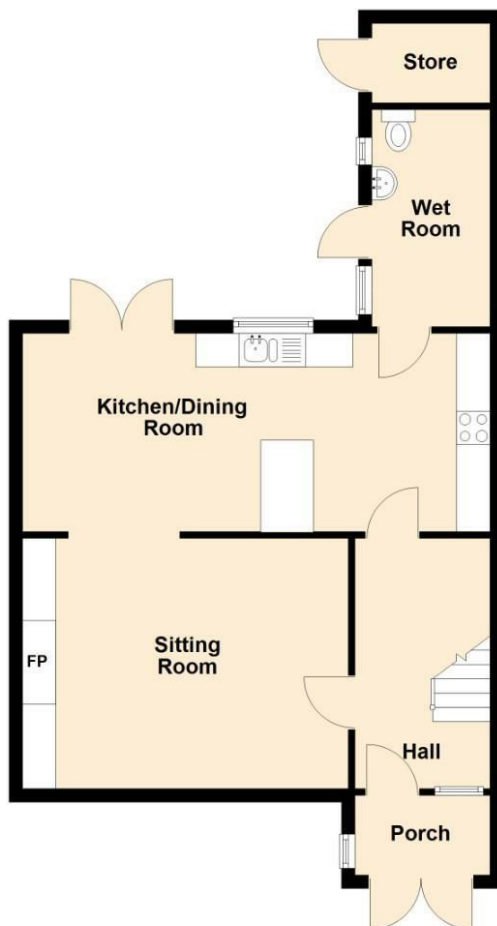




Floorplan

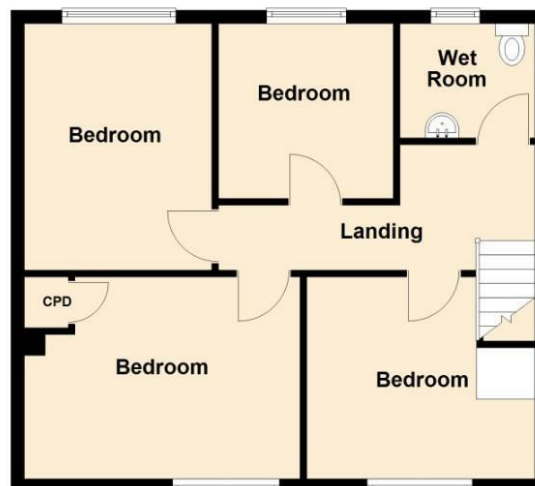
Ground Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.7 sq. feet)



Total area: approx. 110.6 sq. metres (1190.6 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

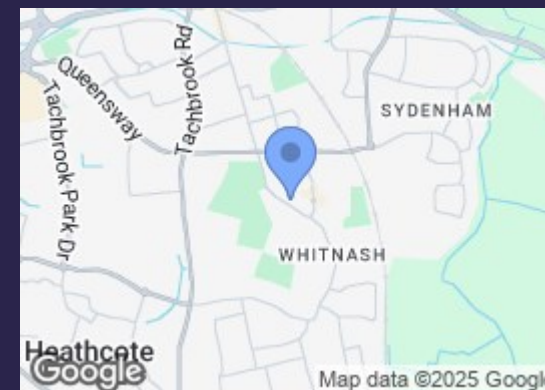
Specifically excluded unless mentioned in these sales particulars.

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 C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
EU Directive 2002/91/EC		

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