



18 Suffolk Street

Leamington Spa CV32 5YG

Offers Over £395,000

18 Suffolk Street

An excellent opportunity to acquire a well modernised, traditionally styled bay-fronted mid-terrace residence of character, providing gas centrally heated and sealed unit double glazed two bedroomed accommodation, which features a modern kitchen and bathroom and useful partly converted basement/utility area of note, which can be used as an office.

The property also includes a pleasant landscaped west-facing garden and has been maintained by the present owners to an excellent standard throughout. The agents consider internal inspection to be highly recommended to appreciate the size and elegant finish.

Call us today for more information or to book in an internal viewing.

LOCATION

This beautiful home is within a few minutes' walk of the Parade, which is lined with a variety of stores, including fashion boutiques, bookshops and artisan food shops. Additionally, there are several shopping arcades and covered markets, such as the Royal Priors Shopping Centre and the Regent Court Shopping Centre. Leamington Town Centre is also home to many cultural landmarks, such as the Royal Pump Rooms, a historic building that now houses an art gallery, museum and library. Another popular attraction is Jephson Gardens, a beautifully landscaped park.

ENTRANCE HALL

With timber and glazed panelled entrance door, gas central heating radiator, staircase leading to the first floor landing and wood flooring.

BAY-FRONTED LOUNGE

4.33m x 3.17m (14'2" x 10'4")

A light and airy room which comprises of wood flooring, cast iron period style fireplace with tiled insert and hearth, double glazed bay window to the front elevation, gas central heating radiator and access to the;

DINING ROOM

3.64m x 3.25m (11'11" x 10'7")

With wood flooring, gas central heating radiator, a double glazed window to the rear elevation, stairs leading to the basement and access to the;

KITCHEN

2.95m x 2.18m (9'8" x 7'1")

With extensive range of base cupboard and drawer units, complementary work surfaces with Porcelain tile splashbacks, matching range of high level cupboards, Porcelain sink unit with mixer tap, built-in fridge freezer, dishwasher, Vaillant gas fired central heating boiler and programmer, built-in oven with ceramic four ring hob unit, canopy extractor hood over, downlighters and wood effect flooring.

BASEMENT / UTILITY ROOM

6.27m x 4.10m (20'6" x 13'5")

Partly converted to provide a walk-in storage facility and utility space with single drainer stainless steel sink unit and mixer tap, plumbing for automatic washing machine, vented for tumble dryer, radiator, fitted shelves, further walk-in storage cupboard off.

FIRST FLOOR LANDING

With access to the loft and adjacent rooms.

BEDROOM ONE

3.78m x 3.62m (12'4" x 11'10")

With two double open wardrobes with hanging rails and shelves, gas central heating radiator, a double glazed window to the front elevation and space for bedroom furniture.

BEDROOM TWO

3.65m x 2.54m (11'11" x 8'3")

Having a double glazed window to the rear elevation,

Features

- Immaculate Throughout
- Double Glazed & Gas Central Heating
- Two Double Bedrooms
- Two Reception Rooms
- Cellar & Utility
- Close to Town & Leamington Spa Train Station
- Private Rear Garden
- Stylish Kitchen & Bathroom
- First Floor Bathroom

space for bedroom furniture and a gas central heating radiator.

FAMILY BATHROOM

2.62m x 2.16m (8'7" x 7'1")

With white suite comprising panelled bath and mixer tap, wall hung vanity unit with wash hand basin and mixer tap, low flush WC, tiled quadrant shower enclosure with integrated shower unit, tiled floor, chrome heated towel rail, downlighters, a double glazed frosted window to the rear elevation and an extractor fan.

FRONT & REAR GARDEN

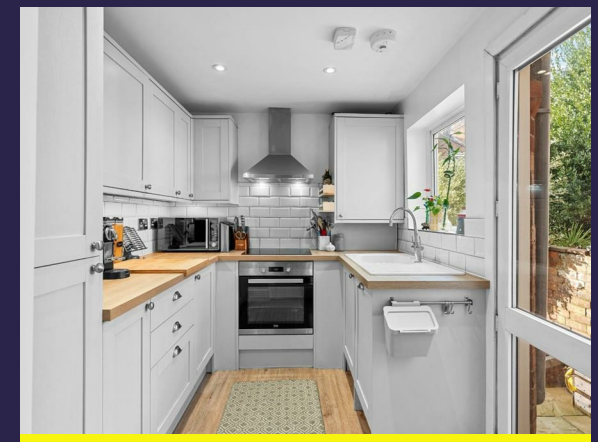
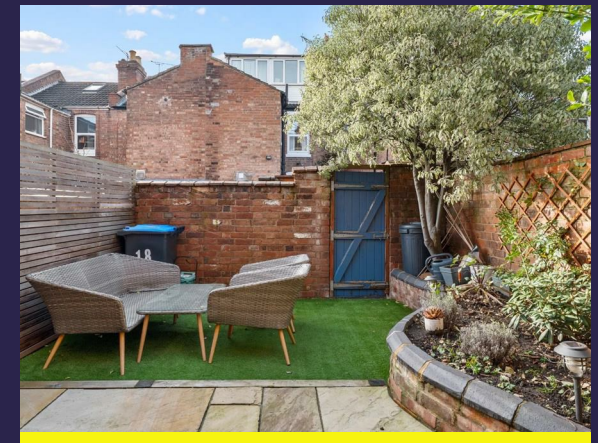
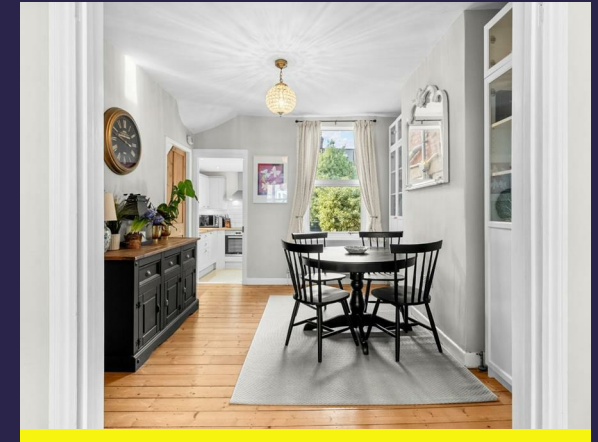
There is a gravelled forecourt to the front of the property and pleasant west-facing landscaped rear garden with paved patio, raised flower borders and synthetic turfed area, brick-built store, boundary walls with pedestrian rear access, outside tap.

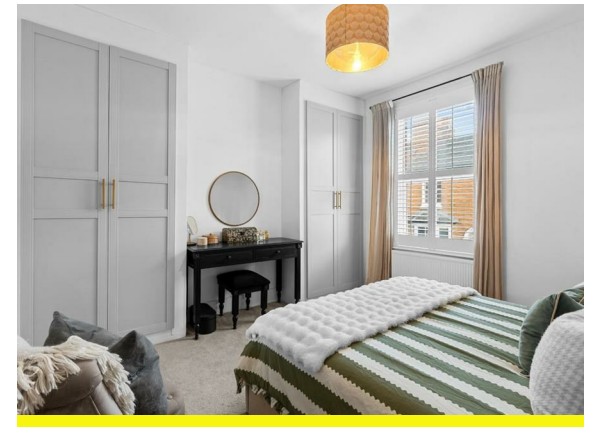
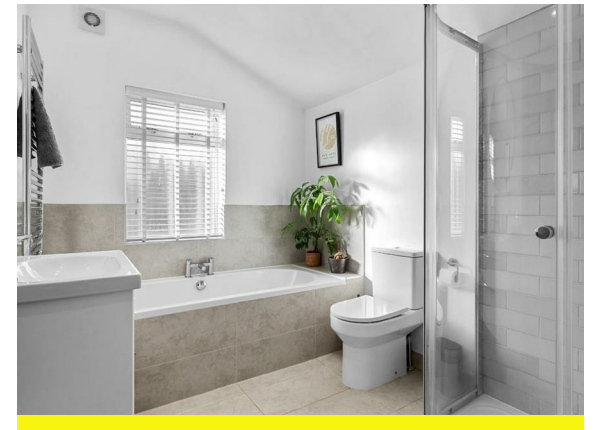
TENURE

The property is understood to be Freehold.

DIRECTIONS

Postcode for sat-nav - CV32 5YG.





Floorplan

Internal Living Area 1,091sq ft / 101.38m²



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

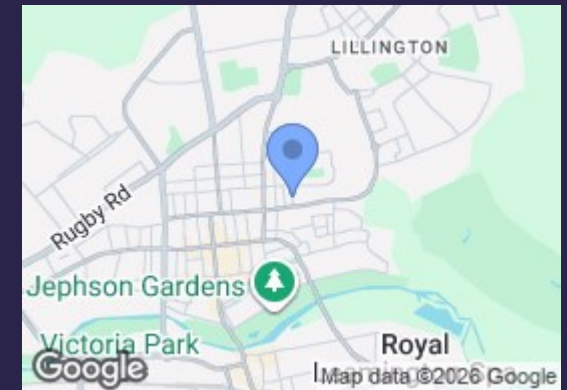
Specifically excluded unless mentioned in these sales particulars.

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) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

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

wiglesworth.com