



**140 Leam Terrace**

Leamington Spa **CV31 1DN**

Guide Price £360,000

# 140 Leam Terrace

Being attractively and popularly located towards the Radford Road end of Leam Terrace, this period 'stepped' terraced house offers three bedroomed accommodation and is offered for sale with the benefit of no onward chain. Having two reception rooms to the ground floor, together with kitchen and ground floor bathroom, the house also enjoys a rear garden with potential for re-design and with the house overall being ripe for further improvement and cosmetic enhancement. Overall this is an ideal property for those seeking a house of character and within a well-regarded South Leamington location.

## LOCATION

Leam Terrace lies a short distance south-east of central Leamington Spa, being within walking distance of the full range of town centre amenities, including Leamington's wide array of shops, independent retailers, restaurants, bars, parks and artisan coffee shops. Leamington Spa railway station is also easily accessible for rail links to London and Birmingham amongst other destinations. Additionally there are good road links available out of the town including those to neighbouring towns and centres, along with the Midland motorway network, notably the M40.

## ON THE GROUND FLOOR

Entrance door opening into:-

## ENTRANCE HALLWAY

With staircase off ascending to the first floor and doors to:-

## FRONT RECEPTION ROOM

3.43m x 4.04m (11'3" x 13'3" )

- into bay window.

With Wainscot style cladding to the lower walls and oak laminate flooring.

## REAR RECEPTION ROOMS

3.61m x 3.45m (11'10" x 11'4")

With sash window to rear elevation, oak laminate flooring, door to steps which descend to the cellar and further door to:-

## KITCHEN

3.45m x 2.11m (11'4" x 6'11")

With a range of modern units comprising base cupboards with granite effect worktops over and stainless steel sink unit, coordinating wall cabinets to two sides, space for appliances, door giving external access to the rear garden and door to:-

## BATHROOM

With three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and panelled bath.

## CELLAR

Providing useful storage.

## ON THE FIRST FLOOR

## LANDING

With large access trap to the roof space and doors to:-

## Features

Period Terraced Property

Good Future Potential

Highly Popular Location

Two Reception Rooms & Cellar

Kitchen

Ground Floor Bathroom

Three Bedrooms

Rear Garden

No Chain

## BEDROOM ONE (FRONT)

4.45m x 4.04m max (14'7" x 13'3" max)

- into bay window.

## BEDROOM TWO (MIDDLE)

3.43m x 2.82m (11'3" x 9'3")

## BEDROOM THREE (REAR)

2.79m x 2.03m (9'2" x 6'8")

With access trap to roof space and airing cupboard housing the hot water cylinder.

## OUTSIDE

## FRONT

A small forecourt with pathway to the front entrance door.

## REAR GARDEN

An overgrown rear garden that offers good potential for re-designing.

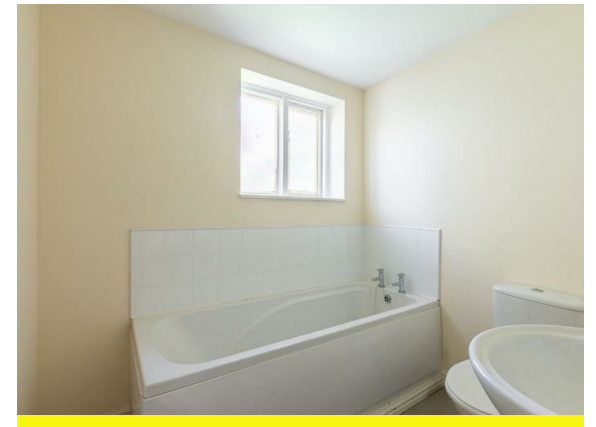
## TENURE

The property is Freehold.

## DIRECTIONS

Postcode for sat-nav - CV31 1DN.





# Floorplan

Internal Living Area 1,082sq ft / 100.51m<sup>2</sup>



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## General Information

**Tenure**

Freehold

**Fixtures & Fittings**

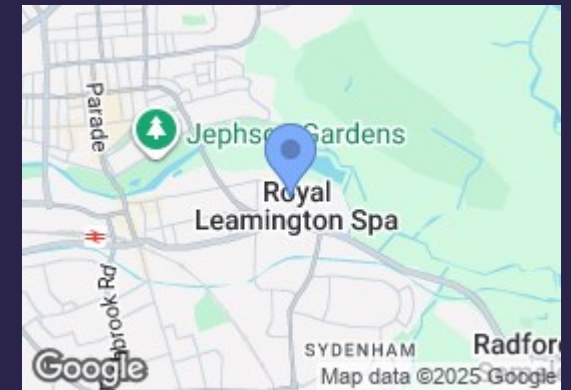
Specifically excluded unless mentioned in these sales particulars.

**Services**

We understand that mains water, 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



**Contact us**

01926 888998

leamington@wiglesworth.com

**Visit us**

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

wiglesworth.com

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