25 Suffolk Street

Leamington Spa CV32 5YG

Offers Over £380,000

25 Suffolk Street

Being situated in an extremely convenient central Leamington location within easy walking distance of all town centre amenities, this is an unusual opportunity to purchase a Victorian detached property, being unique and individual within Suffolk Street whilst being offered for sale with the benefit of no onward chain and also offering the purchaser excellent potential for re-styling to a personal specification. The accommodation includes a spacious open plan lounge/dining room to the ground floor with kitchen off, there being three bedrooms and a three piece bathroom to the first floor. Externally, the walled rear garden provides a pleasant outside space, which also offers a surprising degree of privacy from the rear.

Features

- Victorian Detached House
- Excellent Central Leamington Location
- No Chain
- Open Plan Lounge/Dining Room
- Kitchen
- Three Bedrooms
- First Floor Bathroom
- Walled Rear Garden
- Walking Distance of Town Centre

LOCATION

Suffolk Street lies off Leicester Street and runs parallel with Norfolk Street. This is a highly popular and convenient central Leamington location with Leamington's wide ranging town centre amenities including shops and independent retailers, parks, bars, restaurants and coffee shops all being within a short walk. Additionally there are excellent links out of the town including access to major routes such as the A46 and M40, whilst Leamington Spa railway station provides regular rail links to London, Birmingham and other destinations.

ON THE GROUND FLOOR

Arched recessed porch entrance with entrance door opening into:-

OPEN PLAN LOUNGE/DINING ROOM

4.52m x 8.23m (14'10" x 27'0")
- into bay window.
With recessed open pebble effect gas fire have granite effect surround and hearth, two central heating radiators, bay window to front elevation and sash window to rear elevation, staircase off ascending to the first floor and door to:-

KITCHEN

3.48m x 2.29m (11'5" x 7'6")
With a range of wood grain panel style units surmounted by black granite effect worktops and comprising base cupboards and drawers, 1½ bowl stainless steel sink unit with mixer tap, integrated electric hob with stainless steel filter hood over and fitted electric oven below, integrated fridge freezer, together with integrated dishwasher, wall mounted Vaillant gas fired combination boiler, central heating radiator, tiled floor and door giving access to the rear garden.

ON THE FIRST FLOOR

LANDING

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

BEDROOM ONE (FRONT)

4.55m x 3.48m (14'11" x 11'5")
With sash window to front elevation and central heating radiator.

BEDROOM TWO (REAR)

3.15m x 2.29m (10'4" x 7'6")
With sash window and central heating radiator.

BEDROOM THREE (MIDDLE)

2.90m x 2.18m (9'6" x 7'2")
With window to side elevation and central heating radiator.

BATHROOM

With three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower attachment and glazed shower screen, sash window to rear elevation and central heating radiator.

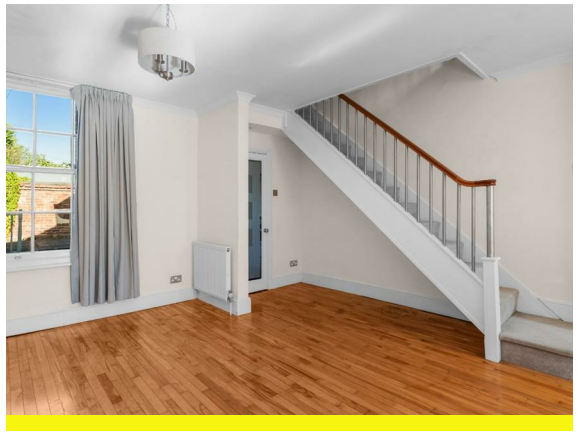
OUTSIDE

REAR

To the rear of the house is a pleasant walled town garden offering a good degree of privacy from the rear and featuring a decked terrace/patio with the remainder being pebbled for ease of maintenance. A gate opens onto a shared rear side foot access.

DIRECTIONS

Postcode for sat-nav - CV32 5YG.
what3words - holds.accent.rocket



Floorplan

Internal Living Area 881sq ft / 81.88m2

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General Information

Tenure

Freehold

Services

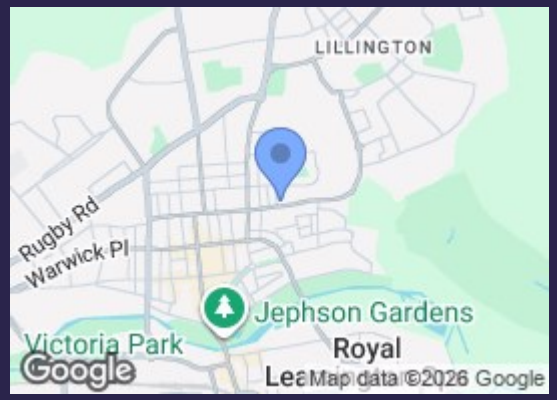
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

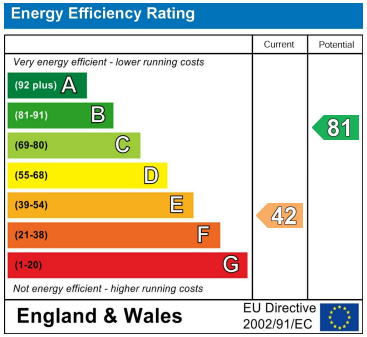
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

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