

36 Waterloo Street

Leamington Spa CV31 1JU

Offers Over £300,000

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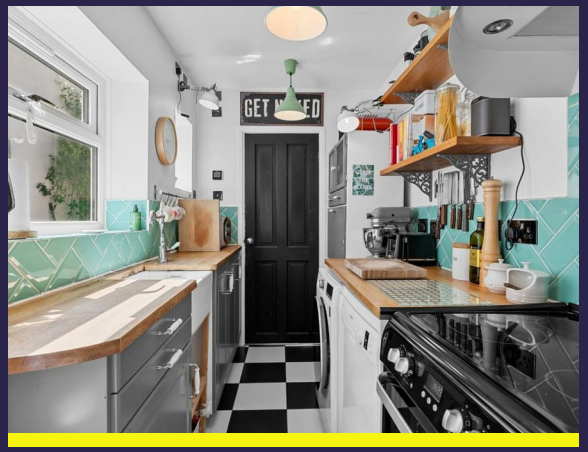
An immaculately presented two double bedroomed Victorian terraced property, situated in a popular cul-de-sac position close to the canal and within walking distance to Royal Leamington Spa town centre and the train station. The accommodation comprises of a lounge, separate dining room, kitchen and a ground floor bathroom. To the first floor there are two double bedrooms and having loft access. Outside offers an attractive rear garden with on-street parking to the front.

This fabulous home has an inbuilt Ethernet router and Ethernet ports in both bedrooms and both reception rooms which is perfect for hardwired connections for working at home or gaming.

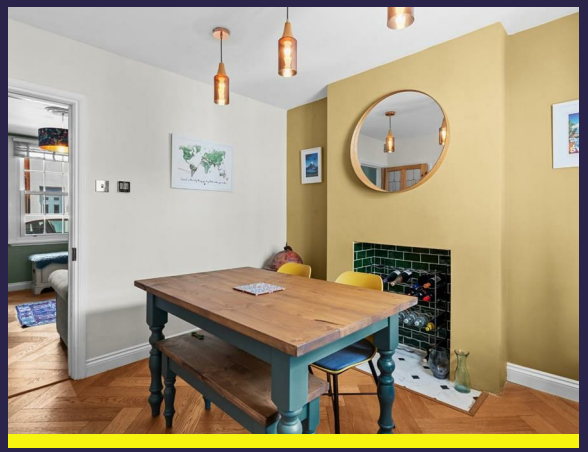
Call us today for more information or to book in an internal viewing.

Features

- Perfect For First Time Buyers
- Quiet Location
- Mid Terrace House
- Pleasant Rear Garden
- Two Reception Rooms
- Two Double Bedrooms
- Cul-De-Sac Position
- Ground Floor Bathroom
- Potential To Extend To The Rear (STPP)







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. 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. Also within walking distance to Sainsbury's local, New Inn pub, Newbold Comyn Park & Leisure centre and Jephson gardens.

LOUNGE

3.85m x 3.65m (12'7" x 11'11")
With double glazed sash window to the front elevation, radiator, engineered oak wood flooring, exposed brick feature inset open fireplace and a doorway leading into the dining room.

DINING ROOM

3.04m x 2.96m (9'11" x 9'8")
With a double glazed sash window to the rear elevation, radiator, engineered oak wood flooring, feature inset open fireplace, under stairs storage cupboard housing electric meter and fuse box and stairs rising to first floor.

KITCHEN

3.58m x 1.68m (11'8" x 5'6")
With a range of base units with solid wood work surfaces over and inset ceramic Belfast style sink with mixer tap, tiling to the splashback areas, shelving, space for a cooker, cooker hood extractor, space and plumbing for washing machine and dishwasher, space for fridge / freezer, three directional spotlights, three pendant lights, tiled flooring, double glazed windows to the side elevation and a door leading into the rear garden.

GROUND FLOOR BATHROOM

1.62m x 1.49m (5'3" x 4'10")
With a suite comprising of a low level WC, rectangular wash hand basin, free standing bath with rain shower attachment above, wall mounted shower controls and mixer tap, tiling to the floor and walls, heated towel rail and a double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

With a staircase rising from the dining room, hatch providing access to the loft space and doors off to bedrooms.

LOFT

Having a pull down ladder, lighting and being part boarded.

BEDROOM ONE

3.85m x 3.64m (12'7" x 11'11")
With a double glazed sash window to the front elevation, wooden flooring, radiator and space for bedroom furniture.

BEDROOM TWO

3.06m x 2.97m (10'0" x 9'8")
With a double glazed sash window to the rear elevation, wooden flooring, radiator and over stairs storage cupboard housing central heating boiler.

REAR GARDEN

The rear garden has a lawn area along with two patio areas, electrical sockets, outdoor water tap and wall lighting. There is potential to extend to the rear (STPP).

PARKING

On-street parking to the front.

TENURE

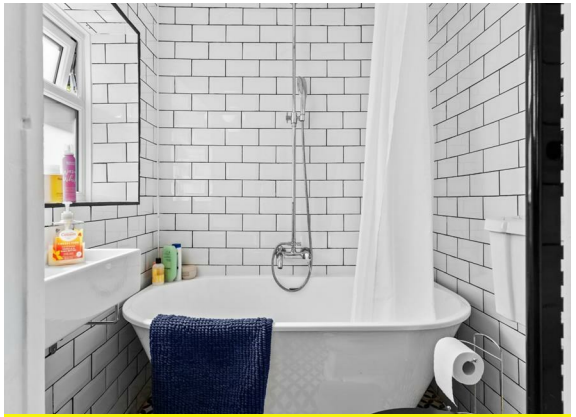
Freehold.

DIRECTIONS

Postcode for sat-nav - CV31 1JU.









Floorplan

Internal Living Area 659sq ft / 61.20m2



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.

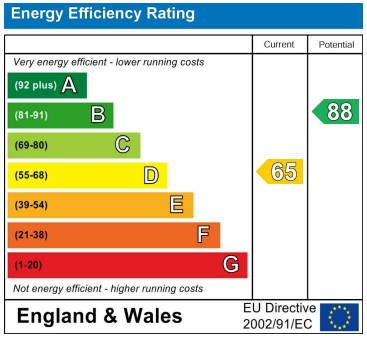
Services

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 B - Warwick District Council





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