



25 Suffolk Street

Leamington Spa **CV32 5YG**

Offers Over £400,000

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.

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.

Features

Victorian Detached House

Excellent Central Leamington Location

No Chain

Open Plan Lounge/Dining Room

Kitchen

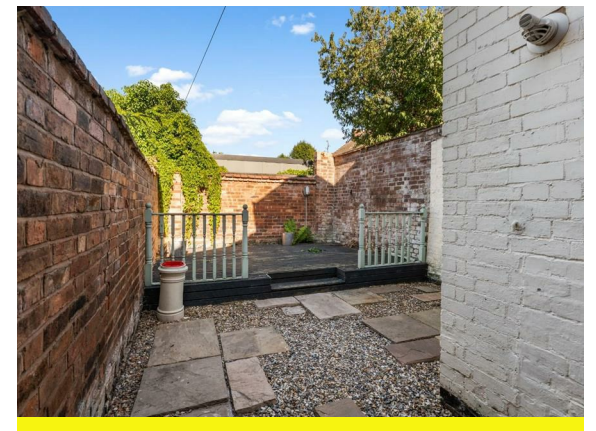
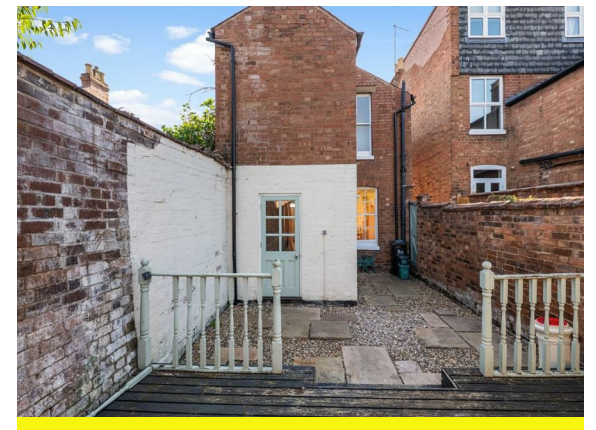
Three Bedrooms

First Floor Bathroom

Walled Rear Garden

Walking Distance of Town Centre





Floorplan

Internal Living Area 881sq ft / 81.88m2



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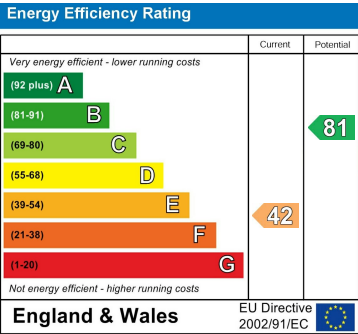
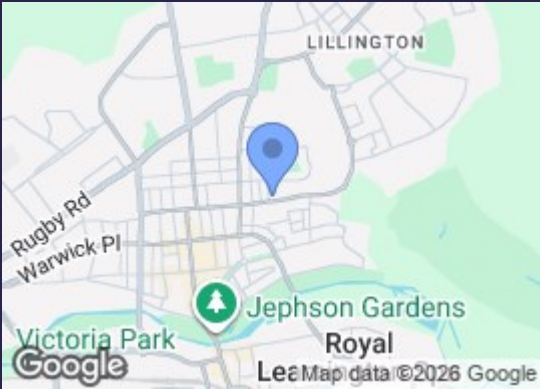
General Information

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



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