



SALES AND LETTINGS



**WIGWAM**  
ONLINE OR HIGH STREET

33 St Georges Road, Leamington Spa, CV31 3AZ.

An attractively presented period terrace home positioned within walking distance of the town centre and train station with the added benefit of a sizeable garden, ground floor study and recently renovated fashionable interior.

### Description

St Georges Road is an immaculate recently modernised bay period terrace home positioned within a short walk of the train station and fashionable town centre of Leamington Spa. Accommodation is spread over two floors with the added benefits of a ground floor study, first floor bathroom, new fashionable sleek interior and a sizeable garden to the rear.

### Ground Floor

A striking hallway greets you upon entry laid with period style ceramic floor tiling which leads in to an open plan dual aspect bay window through lounge dining area boasting high gloss wooden flooring, retro lampshades, feature mantelpiece, alcove cupboard, deep boards and a neutral decor. To the rear is a newly fitted kitchen with integrated Beko appliances, soft close wall and base units with contrasting chrome handles, slate coloured worktops, and attractive natural grey tiling and inset sink unit with brushed stainless tap over. A rear lobby area with door to garden is located off the kitchen with access to the ground floor study which could be used for a range of uses.

### First Floor

Brand new carpeted stairs rise to the first floor giving access to two double bedrooms with the master to front and second bedroom positioned in the middle, both of which feature neutral decor and brand new dove grey carpets ready for a new buyer to inject their own charm in to. A first floor bathroom has been completely renovated to include attractive stone white coloured tiling fused with a split colour charcoal and gloss white suite

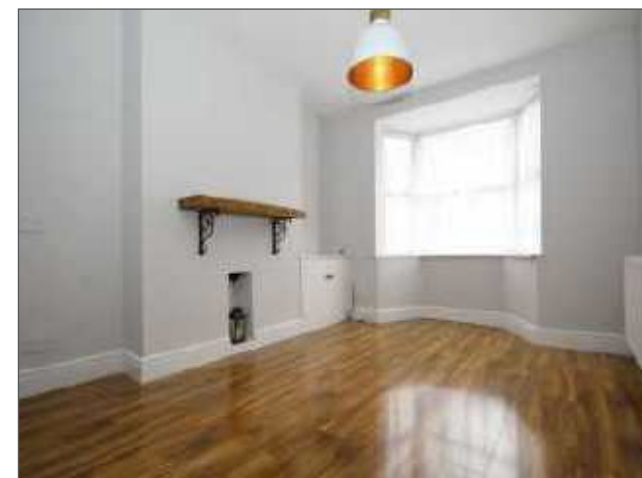
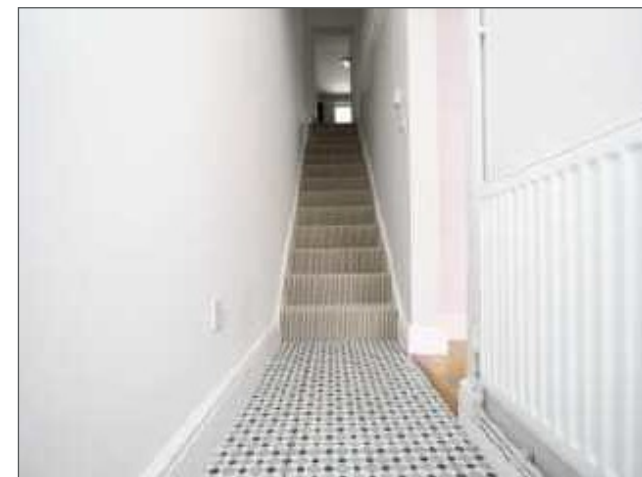
finished with chrome fittings and heated towel rail.

### Outside

Externally to the rear there are two garden sections with one being a courtyard with side return featuring outside storage cupboard leading to a secondary sizeable lawn area with mature trees and shrubs. The current owner has left this area in low maintenance form ready for any purchaser to be creative with.

### Location

St Georges Road is situated within walking distance to Leamington Spa train station which provides direct rail links to Birmingham and London, with London Marleybone station being reachable in just over one hour via the quick service. The highly regarded Royal Leamington Spa town centre is within a short walk too which has a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience. The beautiful Jephson Gardens with its stunning grounds, manicured scenery and highly regarded cafe is also within close proximity to the property offering perfect space to relax or take the family.



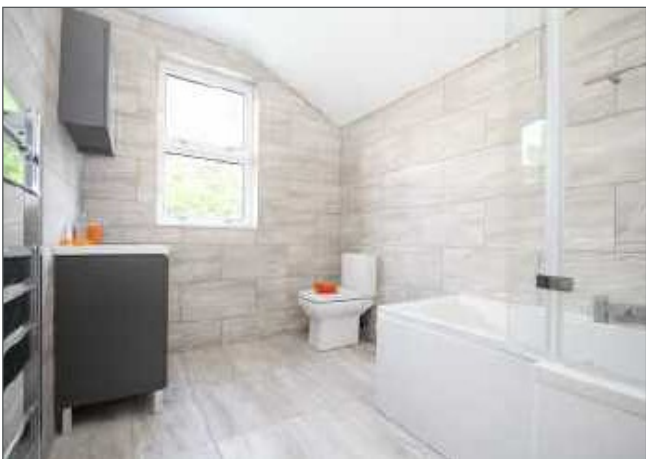
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#### Important Information

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