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Rugby Road, Leamington Spa

Price guide
£799,950



An impressive substantial mid terraced villa of style and character which has been completely refurbished to successfully integrate a high level of modern appointment with much of the property's original character, providing four bedroomed accommodation in this highly regarded north Leamington Spa location.

Rugby Road

Is a popular and established north Leamington Spa location comprising many fine period dwellings, being conveniently sited within easy reach of the town centre and all amenities with good local facilities available

including local shops, schools and recreational facilities. In recent years, Rugby Road has proved to be much sought after.

The Property

Is an impressively refurbished mid terraced villa of character which successfully integrates a very high level of modern appointment. The property has been recently subject to complete refurbishment including impressively refitted kitchen and bathrooms and basement conversion and is offered with immediate vacant possession. The property features a south facing courtyard rear garden with double garage and much

thought and consideration has gone into the refurbishment of this exceptional property. Inspection is highly recommended.

In further detail the accommodation comprises:-

Recessed Porch

With timber and glazed panelled entrance door, leads to...

Reception Hall

With wood effect laminate flooring, picture rail, coving to ceiling, staircase off with balustrade and radiator.

Front Reception Room





11'9" x 14'3" (3.58m x 4.34m) With fireplace recess and hearth, picture rail, coving to ceiling, bay window, TV point and radiator.

Inner Reception Room

12'6" x 10'3" (3.81m x 3.12m) With wood effect laminate flooring, fireplace recess with hearth, radiator, coving to ceiling, picture rail and open to...

Impressively Refitted Breakfast Kitchen

16'6" x 11'9" (5.03m x 3.58m) With bi-folding glazed doors leading to the rear garden flanked by two contemporary style tubular radiators, wood effect laminate flooring, extensive range of units including

peninsular base cupboard and drawer unit with silestone work surface and waterfall end panel. Pop-up sockets, with inset one and a half bowl stainless steel sink unit with Quooker boiler water mixer tap, AEG five ring hob unit with CDA contemporary style globe extractor over, built in dishwasher, pan drawers, further full height unit incorporating AEG oven and microwave flanked by large larder unit and fridge/freezer.

Lobby

With radiator.

Cloakroom/WC

With low flush WC, corner wash hand basin with tiled splash back, radiator, extractor fan and down lighters.

Converted Basement

Accessed from the kitchen, with radiator, walk-in store containing meters.

Games Room

11'6" x 14'3" (3.51m x 4.34m) With radiator, wood effect laminate flooring and open to...

Study

12'4" x 10'1" (3.76m x 3.07m) With similar flooring and radiator.



Cloakroom/WC

With low flush WC and radiator.

Utility Room

9'9" x 8'6" (2.97m x 2.59m) With rolled edge work surface, single drainer stainless steel sink unit with mixer tap, base cupboard and drawer units, plumbing for automatic washing machine and tumble dryer and radiator.

Stairs & First Floor Landing

With radiator, airing cupboard containing lagged cylinder and Baxi wall mounted gas fired central heating boiler.

Refitted Bathroom/WC

9'3" x 8'8" (2.82m x 2.64m) With contemporary style white suite comprising stand alone bath with mixer tap and shower attachment, contemporary style vanity unit with wash hand basin, tiled splash back and mixer tap, two chrome heated towel rails, low flush WC and walk-in shower cubicle with integrated shower unit.

Bedroom Two

12'10" x 10'3" (3.91m x 3.12m) With period fireplace and radiator.

Master Bedroom

13' x 11'9" (3.96m x 3.58m) With period fireplace, radiator, coving to ceiling.

En-Suite Shower Room/WC

With contemporary style suite comprising quadrant shower cubicle with integrated shower unit, vanity unit with wash hand basin and mixer tap, low flush WC and chrome heated towel rail.

Stairs and Landing

With balustrade, sky light and radiator.

Bedroom Three

10'3" x 12'6" (3.12m x 3.81m) With radiator.





Bedroom Four

13' x 12'10" (3.96m x 3.91m) With walk-in cupboard, radiator and period fireplace.

Outside

There is a forecourt to the front of the property and a pleasant south facing courtyard style rear garden, principally gravelled with decked patio and leads to the garage.

Double Garage

With electric roller door, personal doors to both front and rear, electric light and power points.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and are informed they are all brand new and still under manufacturers warranty we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

Proceeding north from our office via Clarendon Place, on reaching the roundabout bare left into Rugby Road whereupon the property will be found located on the left hand side, identified by an agents for sale board.

Rugby Road

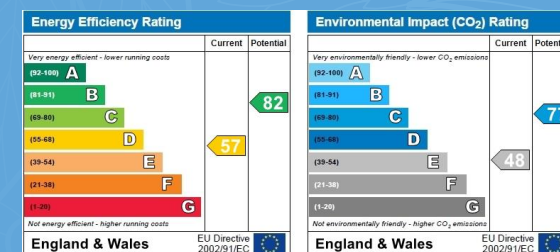
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