



Gordon Street, Town Centre

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ESTATE AGENTS

Gordon Street, Town Centre, Leamington Spa

A substantial Victorian mid-terrace property occupying a highly convenient position close to the heart of Leamington Spa town centre, offering an exciting opportunity for investors, landlords or buyers looking to create a characterful period home. Previously operated as a four-bedroom HMO, the property offers generous and versatile accommodation arranged over three floors, together with a useful cellar, and now provides scope for updating and further improvement. The accommodation currently comprises four bedrooms, a spacious living/dining room, kitchen and shower room. Alternatively, the property could be reconfigured back into an impressive three-bedroom Victorian home, creating excellent living space while retaining the proportions and character associated with properties of this period. Outside is an enclosed courtyard-style rear garden with pedestrian access. Perfectly positioned for Leamington Spa town centre, the railway station, local amenities and the town's beautiful parks, the property is offered for sale with no onward chain.

Property Details...

Entrance Hall

A timber entrance door opens into the hallway, which has timber flooring and fire doors leading to the ground-floor bedroom/sitting room and living/dining room.

Sitting Room/Bedroom

A versatile ground-floor room currently used as a bedroom, featuring exposed floorboards, a feature fireplace, fitted wardrobes and drawers, radiator and a uPVC double-glazed sash-style bay window to the front.

Living/Dining Room

A generously proportioned reception space with timber-effect laminate flooring, radiator, access to the cellar and an open doorway leading through to the kitchen. uPVC double-glazed French doors provide direct access to the rear garden.



Kitchen

Fitted with a range of beech-style wall and base units with timber-effect work surfaces incorporating a stainless-steel single-bowl sink with mixer tap and drainer. Integrated oven with four-ring gas hob and extractor above. There is space and plumbing for a dishwasher and washing machine, together with additional space for an upright fridge/freezer and tumble dryer. Three uPVC double-glazed windows provide plenty of natural light, while a glazed patio door opens onto the rear garden. Wall-mounted boiler.

Cellar

Brick steps lead down to a useful single-chamber cellar, providing additional storage space and housing the gas meter.

First Floor Landing

With timber-effect laminate flooring and doors leading to two bedrooms and the shower room. A further door provides access to the staircase rising to the second-floor bedroom.

Bedroom One

An impressive full-width double bedroom with timber-effect laminate flooring, fitted wardrobes, additional storage cupboard, radiator and a uPVC double-glazed sash-style window to the front.

Bedroom Two

Another well-proportioned bedroom with timber-effect laminate flooring, fitted wardrobes, radiator and a uPVC double-glazed sash-style window overlooking the rear.

Shower Room

A fully tiled shower room fitted with a glass shower enclosure incorporating a mains-fed rainfall shower and separate handheld attachment. There is a WC, wash basin with mixer tap, chrome heated towel rail and a uPVC double-glazed sash-style window.

Second Floor Bedroom

A spacious top-floor bedroom with timber-effect laminate flooring, useful eaves storage, timber Velux roof window with fitted blind and a uPVC double-glazed dormer window.

Rear Garden

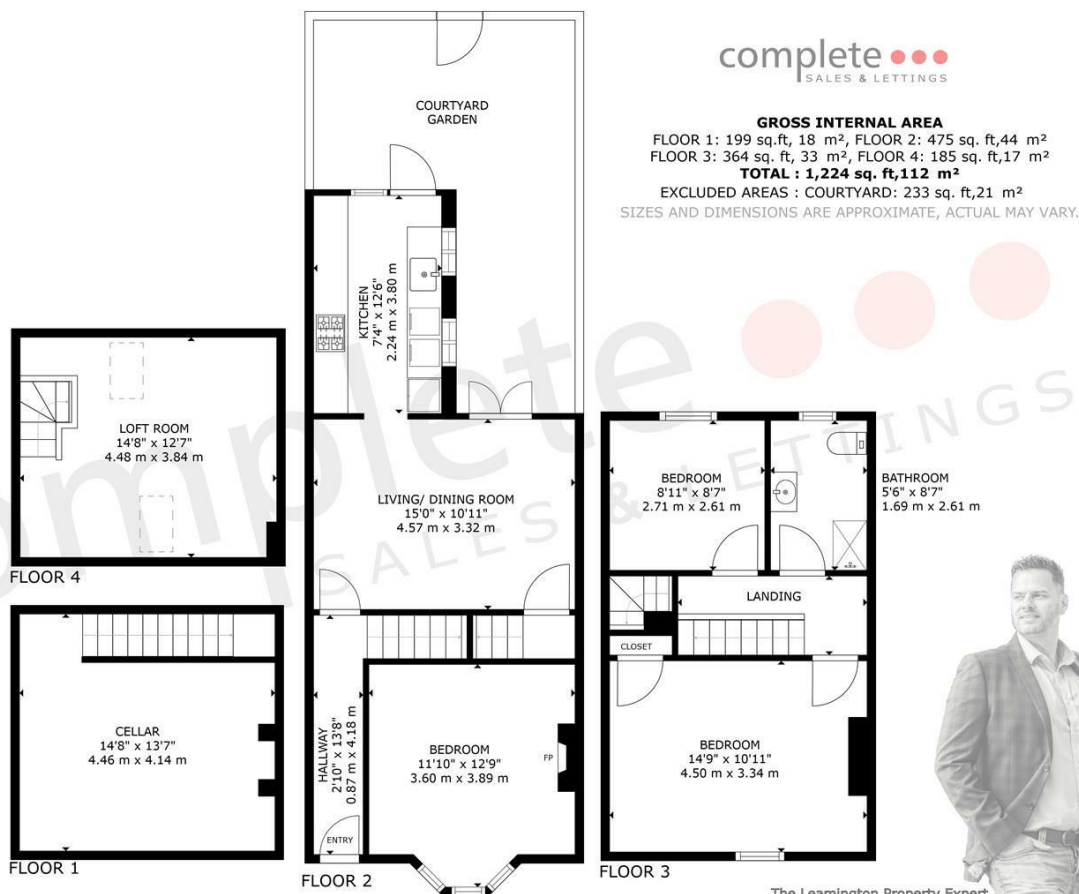
An enclosed courtyard-style rear garden bordered by brick walls, with raised brick-built areas offering scope for planting and landscaping. A timber pedestrian gate provides access to the rear passageway.

Location

Gordon Street enjoys an exceptionally convenient position for those wanting to make the most of everything Leamington Spa has to offer. The property is within easy reach of the vibrant town centre, with its excellent selection of independent shops, cafés, restaurants, bars and everyday amenities, while Leamington Spa railway station is also



conveniently accessible and provides direct rail services towards London Marylebone, Birmingham and surrounding centres. The town's renowned green spaces, including Jephson Gardens, the Pump Room Gardens and Victoria Park, are all within easy reach, together with the Grand Union Canal and a variety of pleasant walks. The location is particularly well suited to professionals and commuters, with excellent road links towards Warwick, Coventry and the M40. Combining a central setting with strong rental appeal and the flexibility to create an attractive period home, 47 Gordon Street represents an excellent opportunity in one of Leamington Spa's most convenient residential locations.



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SALES & LETTINGS

GROSS INTERNAL AREA
 FLOOR 1: 199 sq.ft, 18 m², FLOOR 2: 475 sq. ft, 44 m²
 FLOOR 3: 364 sq. ft, 33 m², FLOOR 4: 185 sq. ft, 17 m²
TOTAL : 1,224 sq. ft, 112 m²
 EXCLUDED AREAS : COURTYARD: 233 sq. ft, 21 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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