



WESTGROVE TERRACE, LEAMINGTON SPA, CV32 6EA



## Property Description

\*\* Viewings are currently on hold due to multiple offers being received \*\*

Positioned towards the end of a quiet no-through road is this superbly presented Victorian home. The property is within walking distance to the main Parade in Leamington Spa, along with the parks and local railway station. The property retains many original features such as floorboards, fireplaces and recently refurbished hardwood sash windows.

The property itself comprises of; entrance hall, open-plan living dining room with dual-aspect windows and feature fireplace. The fitted kitchen, with floor and wall mounted units, has been extended to include a dining area at the end with glazed roof light and double doors, making this a naturally light space with access to the hard-landscaped rear garden.

On the first floor, there is a family bathroom with cast iron roll top bath, two bedrooms both with refurbished sash windows. On the top floor the loft has been converted to create a third bedroom and benefits from having its own en suite shower room with toilet and sink. There is still ample storage under the eaves on both sides of the room.

To the rear of the property is a walled courtyard garden, ideal for alfresco dining on those sunny afternoons, and to the front is a lawned section of grass and pathway to the property. Off street parking is not allocated. This property has been lovingly looked after for the past five years and really is what estate agents describe as a "hidden gem". Viewings are strongly advised to appreciate everything this home has to offer.





## Key Features

- Popular North Leamington Location
- Extended Victorian House
- Converted Loft with En Suite
- Through Living Dining Room
- Extended Kitchen with Roof Light
- Family Bathroom with Roll Top Bath
- Three Bedrooms
- Rear Courtyard Garden
- Front Lawned Garden
- Off Street Parking

**Local Authority** – Warwick

**Council Tax** – Band C

**Tenure** – Freehold



3



2

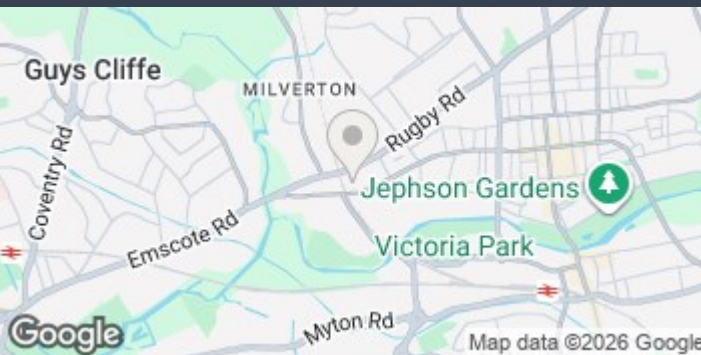
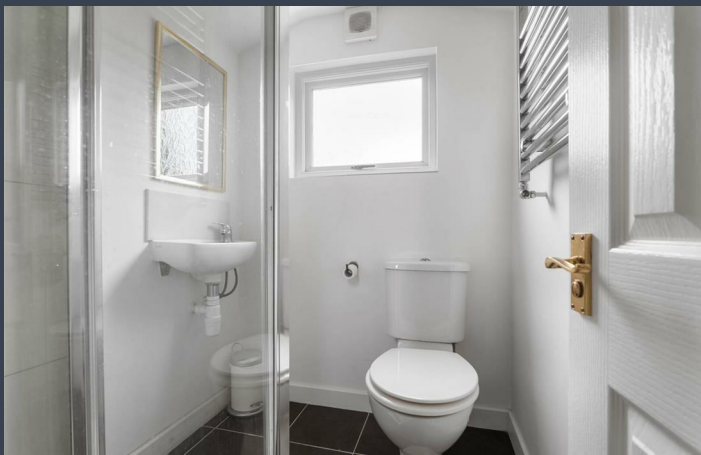


1

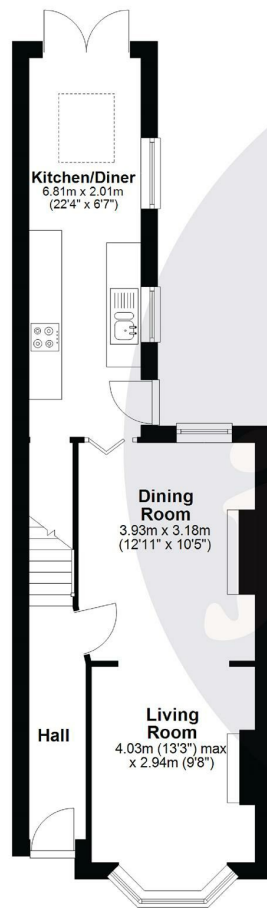


D

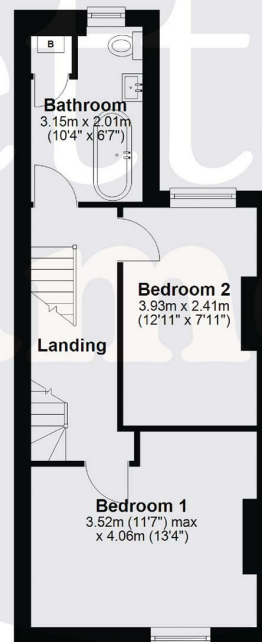




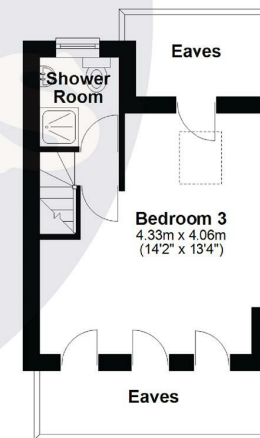
**Ground Floor**  
Approx. 44.4 sq. metres (477.4 sq. feet)



**First Floor**  
Approx. 37.2 sq. metres (400.4 sq. feet)



**Second Floor**  
Approx. 19.0 sq. metres (204.7 sq. feet)



Total area: approx. 100.6 sq. metres (1082.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 and choose option 1 or email [james@ettajames.co.uk](mailto:james@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

