

£650,000
Leam Terrace

Leamington Spa, CV31 1DF

PROPERTY SUMMARY

This handsome, bay-fronted Victorian villa enjoys a truly special setting, backing directly onto peaceful allotments and offering that rare blend of countryside calm with the convenience of town-centre living. Positioned on Leam Terrace, a broad, elegant avenue lined with heritage homes, the property sits among some of Leamington Spa's most desirable Victorian and Georgian residences, making it a particularly sought-after address.

Inside, the home unfolds with a wonderful sense of character and proportion. A welcoming reception hall leads to a beautifully light living room, where a classic bay window frames the front aspect. There is a separate dining room ideal for entertaining, alongside a generous breakfast kitchen that forms the heart of the home. A useful cellar provides additional storage, while upstairs the principal bedroom enjoys its own bay window, complemented by a bathroom and a separate first-floor W.C.

The living room is especially rich in period detail, featuring ornate plaster corning, a striking marble fireplace, and traditional sash

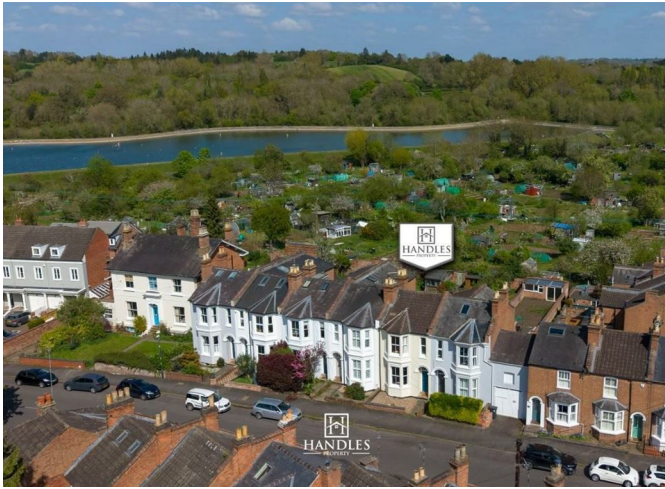
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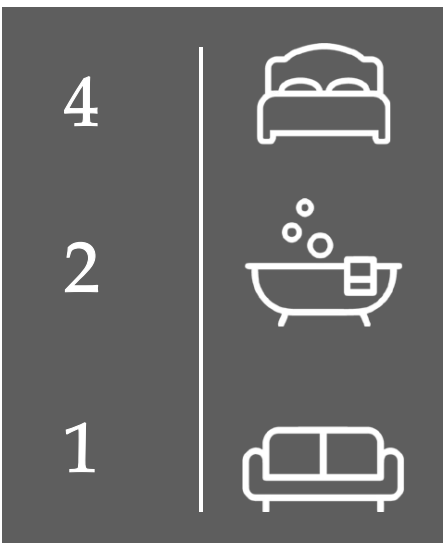
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Total area: approx. 147.7 sq. metres (1589.8 sq. feet)



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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