



Refurbished, two bed, semi-detached

5a Old Milverton Road
Royal Leamington Spa
CV32 6AY



MARGETTS
ESTABLISHED 1806

Price Guide £320,000

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A charming and stylishly refurbished, extended, two bedroom, semi-detached period home with brand-new fittings throughout and enjoying the added benefit of a ground floor WC and cloakroom, large cellar, and delightful enclosed rear garden. Presented with no upward chain and viewing is warmly recommended.

Double glazed front door with matching side windows opens into the

BRAND NEW FITTED BREAKFAST KITCHEN

14'2" into bay x 11'5" reducing to 8'3"

with stylish work surfacing having matching up stands and AEG electric induction hob and single drainer stainless steel sink with mixer tap. Base cupboards beneath incorporating the AEG electric oven, AEG slimline dishwasher and integrated AEG washing machine, two larder cupboards incorporating the fridge and freezer together with a range of eye level wall cupboards and AEG cooker hood. Wall mounted gas fired central heating boiler, radiator and staircase rising to the first floor landing.

INNER HALLWAY

CLOAKROOM

with low-level WC, wash hand basin with mixer tap and radiator.

ATTRACTIVE LOUNGE/DINING ROOM

17'3" x 9'9"

Attractively extended with double glazed patio doors to the rear, radiator and two double glazed roof lights giving a light and airy aspect to this charming room.

Staircase leads down to the cellar

FIRST FLOOR LANDING

with access to the roof space.

BEDROOM ONE - REAR

9'9" x 9'1"

with double glazed window to the rear and large double glazed roof light and radiator.

CHARMING BEDROOM TWO - FRONT

14'1" into bay x 11'4" reducing to 8'3"

with double glazed bay window to the front, radiator and storage/wardrobe alcove fitted over the bulkhead.

BRAND NEW BATHROOM

has a white suite with panel bath having mixer tap and tap secured shower attachment together with wash hand basin with mixer tap and cupboard beneath, low-level WC, obscured double glazed window and extractor fan.

REAR OF THE PROPERTY

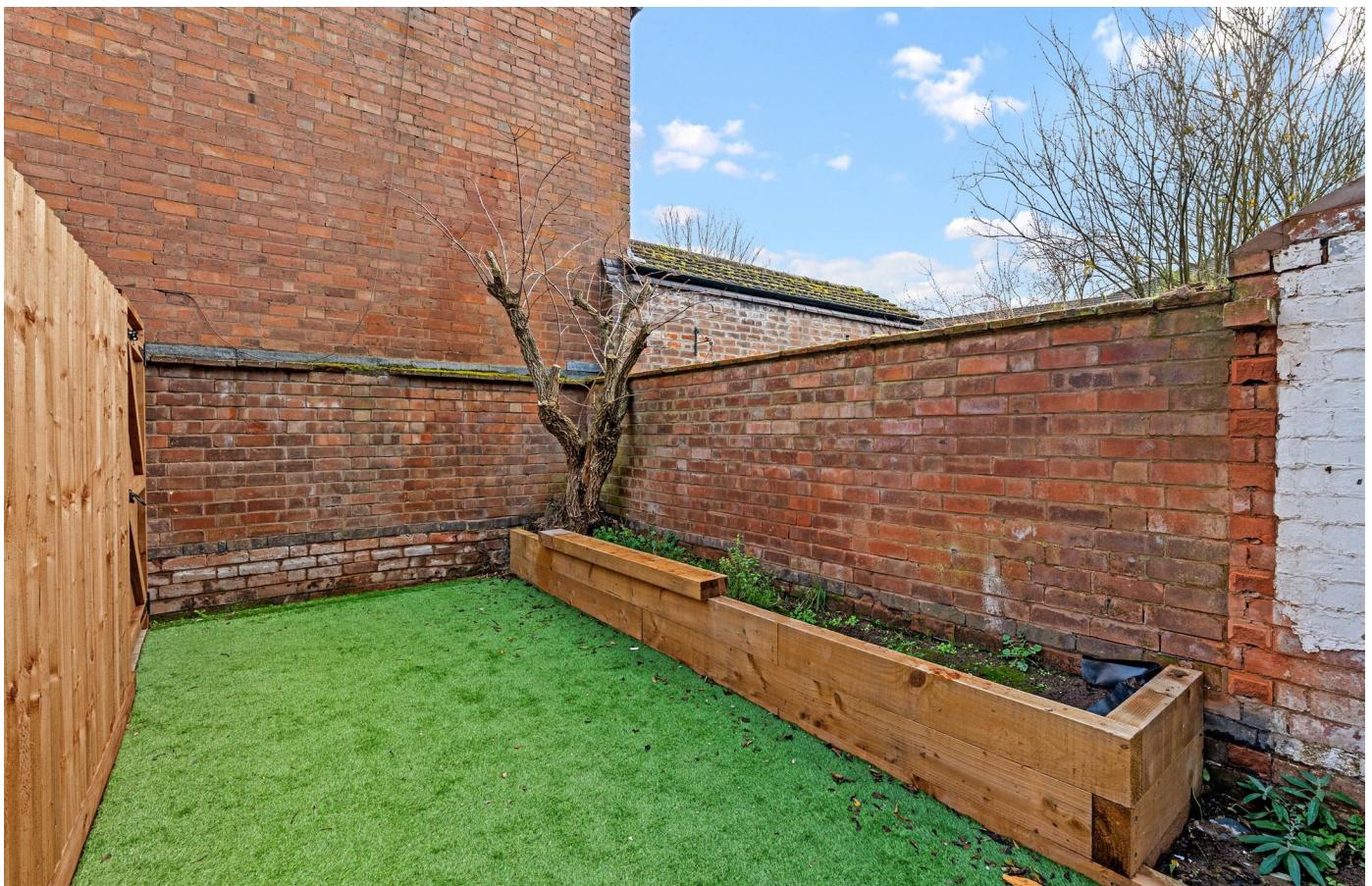
The rear of the property has a part walled enclosed garden enjoying a good degree of privacy with a terraced flower and shrubbery border and independent rear pedestrian access gate.





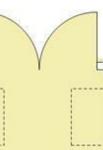


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Ground Floor

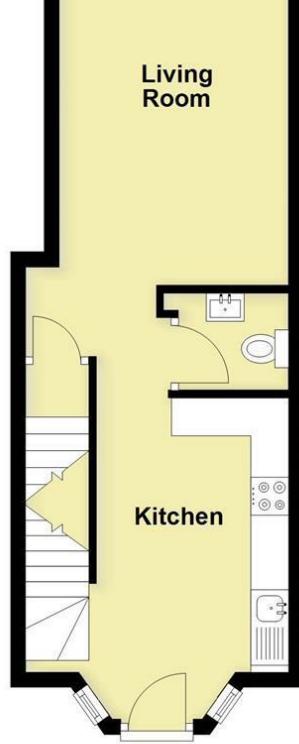
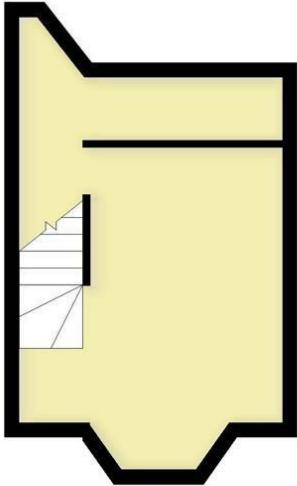
Approx. 34.8 sq. metres (375.0 sq. feet)



Living Room

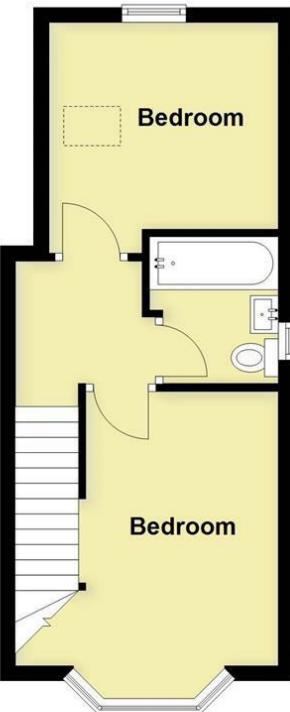
Basement

Approx. 17.2 sq. metres (185.1 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



Total area: approx. 80.5 sq. metres (866.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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	

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