







2 bed, period, terraced home in need of modernisation.

35 Highfield Terrace
Royal Leamington Spa
CV32 6EE

MARGETTS
ESTABLISHED 1806

Offers Over £250,000

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**** UNDER OFFER **** Exciting opportunity to acquire a period, terraced home in a popular and highly sought-after residential neighbourhood. The property requires considerable updating and improvement, but is offered at a very sensible price and with no upward chain. The property benefits from a through lounge/dining room, kitchen, two, first floor bedrooms and first floor bathroom. The property has gas central heating and a small courtyard rear garden. Viewing is highly recommended, and much interest is anticipated.

Recess porch with front door opens into

RECEPTION HALL
leads into the

DINING ROOM
11'11" x 10'5" max
with fireplace, radiator and French doors to the rear lean-to and courtyard.

FRONT LOUNGE
13'5" max into bay x 10'3" max
and the measurements are into the chimney recess, with sash windows to the front and radiator.

KITCHEN
9'4" x 7'0"
with sink unit, secondary glazed rear window, and recently installed Viessmann wall mounted gas fired central heating boiler.

Access to the

SINGLE CHAMBER CELLAR

Staircase from the reception hall proceeds to the

FIRST FLOOR LANDING
with pull-down ladder giving access to the loft space.

BEDROOM ONE - FRONT
13'6" max x 11'11" max reducing to 8'11"
with fireplace, sash windows and single panel radiator.

BEDROOM TWO - REAR
12'0" x 8'2" max
with fireplace, radiator and rear double glazed window.

BATHROOM
has a white suite with panel bath, low level WC, wash hand basin, obscured double glazed window and airing cupboard housing the hot water cylinder.

OUTSIDE

TO THE FRONT OF THE PROPERTY
there is a small fore garden laid to concrete.

TO THE REAR OF THE PROPERTY
there is a lean-to veranda and a further lean-to garden shed.

GENERAL INFORMATION
We understand the property is freehold and all mains services are connected.

















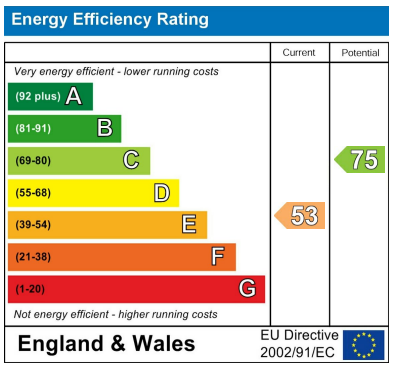
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Total area: approx. 92.0 sq. metres (990.2 sq. feet)

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



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