



Two bed mid terraced home

17 Old Milverton Road
Leamington Spa
Warwickshire
CV32 6BA


MARGETTS
ESTABLISHED 1806

Price Guide £270,000

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**** NOW UNDER OFFER **** A mature and attractive period terraced home forming part of a sought-after residential neighbourhood. The property offers 2/3 bedroom accommodation with two separate reception rooms and benefits from double glazing and gas central heating. (Please note, the photos and video are from its rental, taken in 2022).

Entrance

Recessed porch with double glazed front door open into:

Reception Hall

with radiator.

Lounge - Front

13'0" into bay by 11'2"

with double glazed bay window to the front, radiator, closed fire setting and coved ceiling.

Rear Dining Room

12'0" x 12'1" max'

with closed fire setting, radiator, double glazed window, and coved ceiling.

Door to rear hallway with under stair storage area

Kitchen

13'2" x 8'0"

with roll edge work surfacing extending around the room with base units and space and plumbing for a washing machine. Single drainer sink unit with mixer tap, three double glazed windows, double glazed side door and radiator.

Landing

staircase from the Entrance Hall proceeds to the First Floor Landing with access to the roof space.

Full Width Bedroom 1 - FRONT

14'9" m max' by 10'11" m

with two double glazed windows to the front, radiator.,.

Bedroom 2

12'1" x 9'11" max'

with closed fire setting, radiator and double glazed window to the rear.

Bathroom

has a white suite with panelled bath having a Triton adjustable shower over, low-level WC, wash hand basin, and door opening to the:

Rear Study/Store/Occasional Bedroom 3

8'4" m max' by 6'1" m max'

with airing cupboard housing gas fired central heating boiler, and double glazed window to the rear.

Outside

To the rear of the property there is a walled garden with patio area and rear access.

Two brick built garden stores

GENERAL INFORMATION

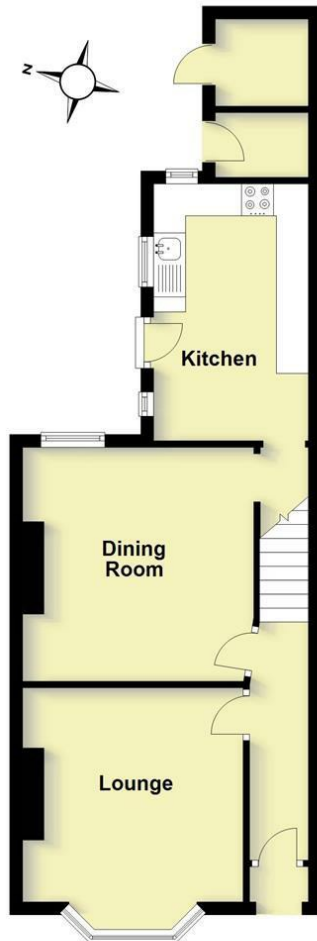
We believe the property is freehold and all mains services are connected.

PLEASE NOTE PHOTOGRAPHS WERE TAKEN IN 2022 PRIOR TO THE PROPERTY BEING LET OUT. THE PROPERTY IS NOW OCCUPIED AND SO IS NO LONGER IN A JUST REFURBISHED CONDITION.



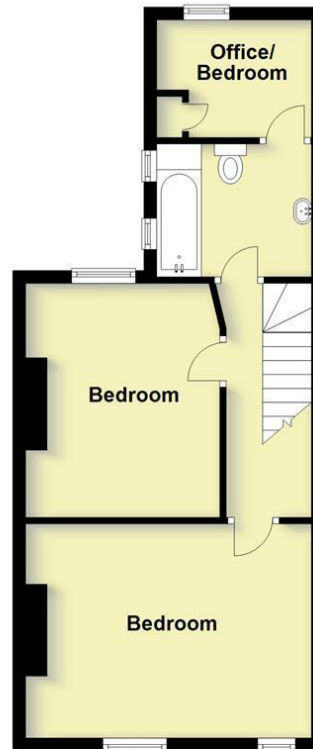
Ground Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 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	58	63
(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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