



## 3 Bed Mid Terraced House

19 Old Milverton Road  
Royal Leamington Spa  
CV32 6BA

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £270,000



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\*\*\*\* NOW UNDER OFFER \*\*\* A superb opportunity to acquire an attractive period terraced townhouse forming part of a prestigious and sought-after residential neighbourhood with three bedrooms and two separate reception rooms. The property has gas central heating and double glazing and is competitively priced to attract interest.

#### Entrance

Recess Porch with front door opening into the

#### Reception Hall.

#### Lounge - Front

12'10" into bay by 11'5"  
with bay window and radiator & picture rail.

#### Dining Room - Rear

14'10" max' reducing to 10'11" x 11'11"  
with radiator, double glazed window, closed fire setting and fitted cupboard flanking one side of the chimney breast.

#### Fitted Kitchen

13'6" max' red' to 9'5" x 8'2"  
with roll edge work surfacing incorporating one and a quarter bowl stainless steel single drainer sink with base unit beneath. Range of eyelevel wall cupboards with cooker hood, wall mounted gas fired central heating boiler, double glazed window and door to the side of the property, tiled floor, space and plumbing for washing machine and recess for cooker.

#### Large, Walk-In Pantry

Large pantry cupboard.

#### Stairs to the 1st Floor Landing

Staircase rises from the Entrance Hall to the First Floor Landing

#### Bedroom 1 - Front

14'9" maxi' by 10'11"  
with two double glazed windows and radiator and closed ornate fire setting.

#### Bedroom 2 - Rear

12'0" x 9'10"  
with closed ornate fire setting, radiator and double glazed window.

#### Bedroom 3 - Rear

8'3" x 6'1" max'  
with double glazed window, radiator and closed ornate fire setting.

#### Seperate WC

with Low Level WC.

#### Bathroom

With panelled bath and shower over and wash hand basin.

#### Outside

There was a walled rear garden with lawned area and block paved patio area.

2 x Brick built garden stores.

#### GENERAL INFORMATION

The property is freehold and all main services are connected.  
Please note, these internal photos' where taken in 2016 prior to recent tenancies.









**19 Old Milverton Road, Royal Leamington Spa, CV32 6BA**

### Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Total area: approx. 84.4 sq. metres (908.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CONTACT

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