

FOR SALE



Beaconsfield Street West, Leamington Spa

2 Bedroom, 1 Bathroom, Mid Terraced House

£250,000

MARTIN&CO

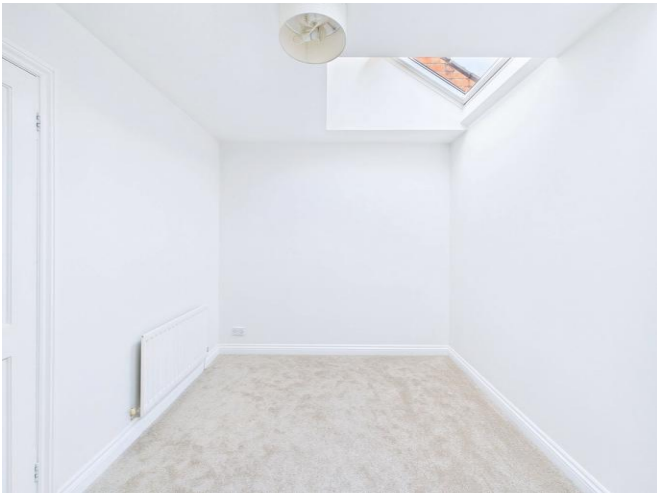


- Two bedroom terrace
- Short walk to the town and station
- Living room with doors to courtyard
- Contemporary fitted kitchen
- Private walled courtyard garden
- Well presented
- Ideal first time buy or investment

A beautifully presented, modern two-bedroom home, ideally positioned in one of Leamington Spa's most desirable central locations. The property is just a short walk from The Parade and the stunning Jephson Gardens, offering both convenience and lifestyle.

Internally, the home is finished to a high standard, with tasteful neutral décor throughout. A particular highlight is the low-maintenance, walled courtyard garden, providing a private outdoor space. This property would make an excellent purchase for first-time buyers or investors alike.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN 11' 9" x 10' 4" (3.58m x 3.15m) Fitted with a range of cream base and wall-mounted units with roll-top work surfaces and tiled splashbacks. Includes a stainless steel four-burner gas hob with electric oven below, stainless steel sink and drainer, and space for a fridge/freezer. Double-glazed wooden sash window to the front aspect, radiator, and wood flooring.

LIVING DINING ROOM 13' 4" x 11' 9" (4.06m x 3.58m) Featuring double-glazed wooden French doors with side panels opening onto the courtyard garden. Radiator and useful under-stairs storage cupboard.

LANDING 6' 7" x 5' 7" (2.01m x 1.7m) Access to loft space with doors leading to all rooms.

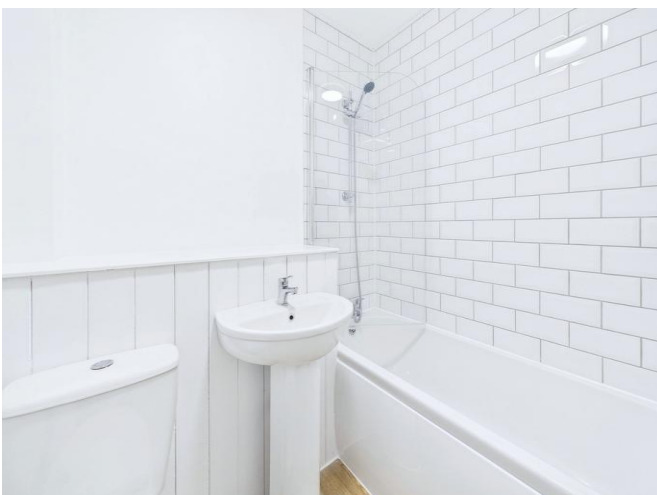


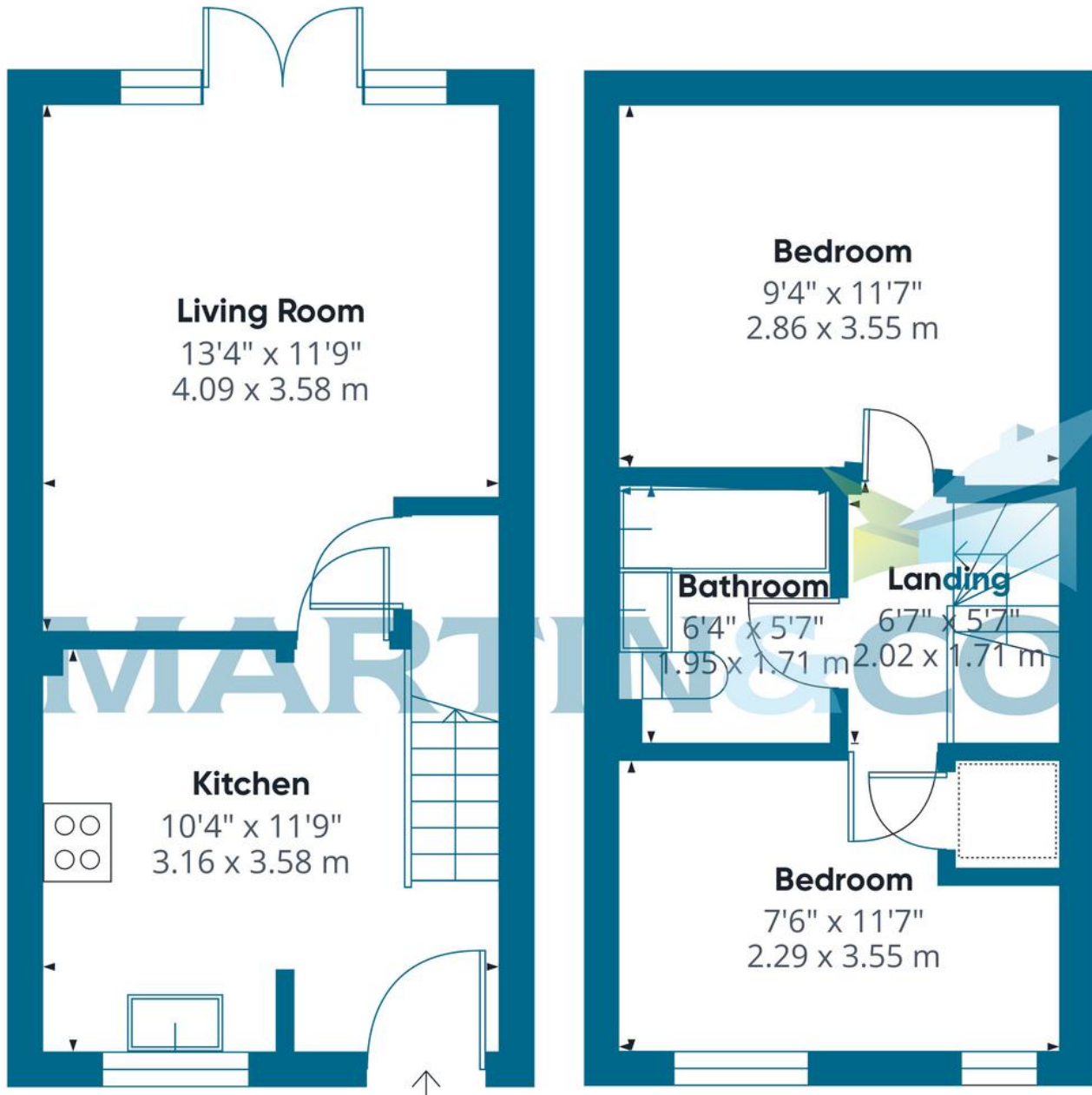
PRIMARY BEDROOM 11' 7" x 9' 4" (3.53m x 2.84m) Two Velux style skylight windows providing plenty of natural light, and a radiator.

BEDROOM TWO 11' 7" x 7' 6" (3.53m x 2.29m) Two wooden sash windows to the front aspect, radiator, and a deep storage cupboard/wardrobe.

BATHROOM 6' 4" x 5' 7" (1.93m x 1.7m) Fitted with a white suite comprising a low-level WC, pedestal wash hand basin, and bath with wall-mounted shower. Part tiled with feature tongue-and-groove panelling. Includes extractor fan, radiator, and wood flooring.

COURTYARD GARDEN An attractive, enclosed walled courtyard garden to the rear, complete with outside lighting-ideal for low-maintenance outdoor living.





Approximate total area¹

527 ft²
48.9 m²

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