



3 Lower Leam Street, Leamington Spa, CV31 1DJ
Guide Price £465,000

charlesrose.

This beautifully presented end of terrace property dates back to the 1860's. Located in this sought after pocket off Leam Terrace in this desirable location just a stones throw from the town centre, train station and countryside alike. Having undergone extensive changes and modifications now offering a stunning architecturally designed open plan ground floor living, dining reception kitchen. There is a mix of comfort and style with some truly unique features including full height glazing and split level flooring. The property has the added advantage of being sold with no onward chain and also benefits with dry cellarge for storage and a charming town garden with an amazing live wall.

LOCATION

Lower Leam Street is located just off Leam Terrace of which is within easy walking distance of all town centre amenities including Jephson Gardens, bars and restaurants and central Leamington's wide array of independent retailers and artisan coffee shops. For commuters, Leamington Spa railway station is also easily accessible providing regular commuter rail links to London and Birmingham amongst other destinations, there also being good local road links available to neighbouring towns and centres along with the Midland motorway network, notably the M40. It is also perfectly positioned to take advantage of easy access to the local countryside with Newbold Comyn on your doorstep.

GROUND FLOOR

Unique, stunning and spacious are three ways to describe this modified ground floor. The entrance hallway with storage opens up into the large open ground floor that runs the entire depth of the property including a large extension to the rear. Offering dining to the front section, a well fitted modern kitchen with integrated appliances and large

central island. The levels then drop into the living section benefiting with the large glazed sections and pivot door creating a truly contemporary addition. There are views out to the green live wall within the garden creating a lovely illusion of inside / outside.

FIRST FLOOR

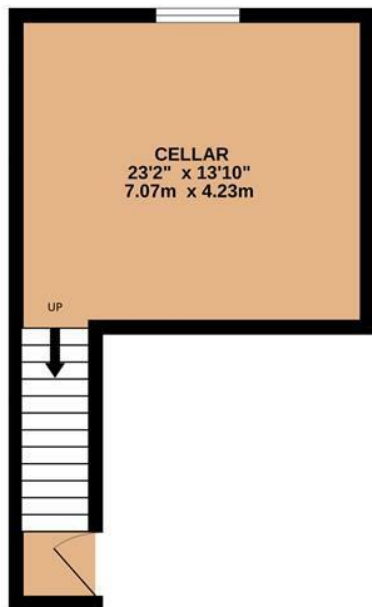
The upstairs also offers quite a unique feel with a split level landing leading firstly to the large bathroom with four piece modern suite including a large walk in shower. The landing then meanders to the three bedrooms, one currently being used as an all important home office. The tall ceilings create a lovely sense of space and it is finished to a lovely standard throughout.

OUTSIDE

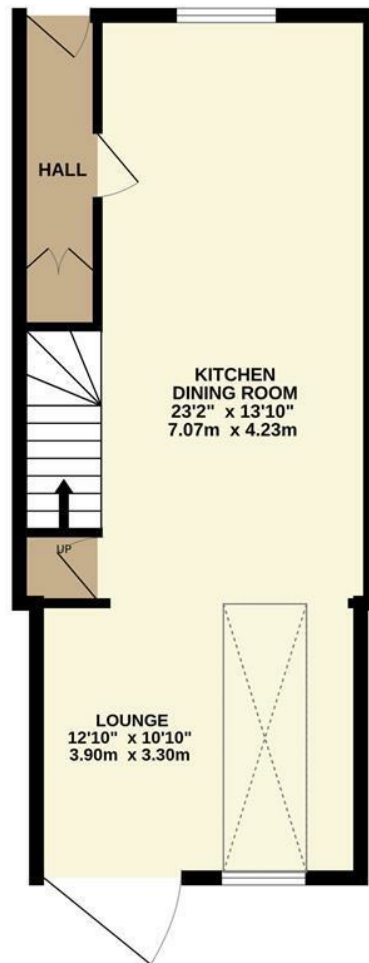
Accessed via the pivot door from the living section of the open plan ground floor, this walled town garden with rear gate and side access has been designed to offer low maintenance living yet with a stunning green live wall with automated watering system creating this unique feature.



BASEMENT
205 sq.ft. (19.0 sq.m.) approx.



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.




1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

