



2 Lansdowne Road, Leamington Spa, CV32 4SS
Guide Price £325,000

charlesrose.

This charming and unique detached former coach house that was once formerly two separate dwellings serving the main house on Clarendon Street. Offering character and charm throughout and finished to a lovely standard with a modern twist the property offers comfort and convenience all in one with it being just a stepping stone from the town centre. Located on this private no through road and greeted with a gated courtyard. You enter off the courtyard into an open plan kitchen dining room with original tiled flooring and well equipped kitchen. There is also a cute living reception room on this level. Stairs lead you up to the first floor where you will find a large double bedroom, a second bedroom of which has been converted into a home office and finally a white modern bathroom suite. Further benefits include replacement windows and a walled courtyard garden.

LOCATION

Positioned in the heart of Leamington Spa within strolling distance of the town centre with all the amenities literally on your doorstep. Lansdowne Road is a quiet no through road located just off Leicester Street where you will find this stunning property. Giving easy access to town and falling within the catchments of sought after local schools. It is also close to all the gorgeous local parks including Victoria Park, The Band Stand and Jephson Gardens. Finally it is also well placed to take advantage of being walking distance to the train station with links to major cities across the UK and also close to the major road networks including the A46 and the M40.

GROUND FLOOR

Upon entry into the first of the charming reception rooms upon the ground floor, the open plan dining kitchen. Offering a real cottage feel with the shaker style kitchen to one side with hob, integrated dishwasher with timber flooring. This opens seamlessly into the dining space with terracotta tiled flooring and focal fireplace. Stairs rise to there first floor and there is also a door into the stylish

living room. Affording a period fireplace with timber surround and original tiling. Light floods within due to the two large original sash windows and further features include inset bookshelves and picture rails simply adding to the charm on offer.

FIRST FLOOR

The first floor continues with the charm offering two double bedrooms, both with fireplaces and original features together with a modern bathroom. The first of the bedrooms is a good sized double bedroom with large sash window, open-fire with timber surround and feature picture rails, inset shelving and access to loft space. The second bedroom is smaller but once again offers charm with sash window, fireplace with cast-iron grate and picture rail. The modern bathroom offers a separate bath and shower together with WC and wash handbasin.

OUTSIDE

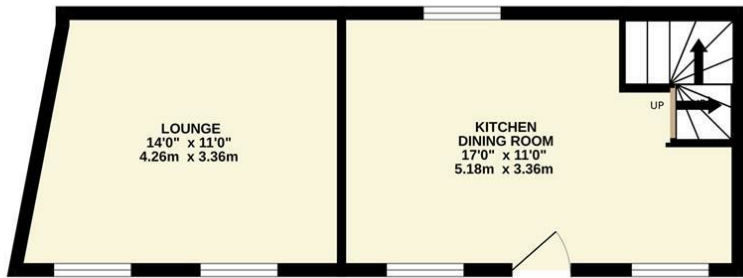
There is a delightful gated courtyard garden to the front of the property upon arrival offering a lovely spot to enjoy these warm summer evenings. It has raised timber beds with

wall-climbing-plants. The cast-iron gates leading onto Lansdowne Road and in turn Leicester Street and so is located so centrally with everything within walking distance. There is also a useful brick-built storage.

NB. Please note that there is a right of way access to the property behind located on Clarendon Street.



GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.




1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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		
(39-54) E		
(21-38) F	53	
(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 