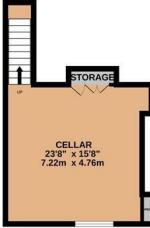


50 New Street, Leamington Spa
£465,000

charlesrose.

LOWER GROUND FLOOR

503 sq ft. (46.4 sq m) approx.



GROUND FLOOR

503 sq ft. (46.4 sq m) approx.



1ST FLOOR

458 sq ft. (42.6 sq m) approx.



2ND FLOOR

171 sq ft. (15.8 sq m) approx.



TOTAL FLOOR AREA: 1444 sq ft. (134.1 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. The dimensions shown are for guidance only and must not be used as sizes 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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Situated in the heart of Leamington Spa, this charming Victorian terrace beautifully blends period character with stylish, modern living. The ground floor features a bay-fronted lounge with original floorboards and open fire, a separate dining room, and an extended kitchen/breakfast room with French doors opening onto a south-facing courtyard garden. A W.C. and useful cellar room complete the lower levels. Upstairs, the first floor offers two double bedrooms and a spacious bathroom with twin sinks and a separate shower. A further bedroom is located on the second floor. Characterful and thoughtfully presented throughout, this is a superb home in a prime central location.

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