



7 Binswood Street, Leamington Spa, CV32 5RW

Guide Price £370,000

charlesrose.

This charming period mid-terrace house is positioned on the fringe of Leamington Spa in this fashionable north east pocket being just a stroll away from the town centre and close to nearby parks and the train station. The stunning white facade invites you in. Once you enter, the lovely finish on offer is evident with a welcoming entrance hallway of which leads you into a dining kitchen. Double doors draw you into the cosy sitting room with wood burning stove and in turn dining room, a ground floor bedroom or further reception space depending on requirements. There is a newly fitted fashionable bathroom suite with lantern glass roof and finally a summer room. The first floor offers two double bedrooms, a further room that is currently a kitchenette but could be an office or bedroom and finally a bathroom.

LOCATION

Binswood Street is located on the fringe of Leamington Spa within the popular north east pocket only a stroll away from the parks, train station and all the amenities within the town centre itself. There are a selection of local amenities nearby as too are some highly regarded schooling; both state and private.

ON THE GROUND FLOOR

Entrance Hallway

22'8" x 5'0" (6.92m x 1.54m)

A welcoming entrance with elegant victorian tile effect vinyl flooring and timber balustrade staircase with room beneath for storage. Doors lead to a number of rooms on this level.

Dining Kitchen 13'4" x 11'5" (4.07m x 3.49m)

This recently refitted dining kitchen has been fitted with a modern grey set of timber wall and base units with complimentary timber effect work surfaces with tiled splash backs. The room is complimented by the ornate victorian style vinyl flooring of which runs through from the entrance hallway. Appliances include an oven, hob and extractor, microwave and washing machine and the large window to the front floods light within. Double doors that can be both open to create an open plan feel or closed to create privacy lead through to the charming sitting snug.

Sitting Room 11'8" x 10'7" (3.56m x 3.24m)

This charming snug sitting room offers a lovely peaceful haven to relax which is complemented by an inset wood burning stove

with timber lintel and lovely decor. A door leads though to the further rooms on this level.

Reception Room / Dining Room

11'11" x 7'7" (3.65m x 2.32m)

Currently used as a bedroom due to the family configuration but would make a lovely bright dining room or further sitting room. The rear door leads into a summer room and a room to the side into a further reception / bedroom.

Bedroom 11'11" x 9'1" (3.65m x 2.79m)

The large double bedroom as it currently stands could also be used for a multitude of different uses. It has great proportions and has access to a fabulous newly fitted bathroom. There is also a door linking the room back to the hallway.

Bathroom 9'1" x 4'6" (2.79m x 1.39m)

This beautifully finished bathroom is finished in a contemporary black and white with L shaped bath with shower over, wash hand basin and wc. There is a large lantern style roof window flooding light within, the walls are finished with a metro style white tile and the floors with tile effect vinyl flooring.

Summer Room 7'7" x 4'6" (2.32m x 1.39m)

Finishing off the ground floor, this summer room offers a quiet space to just sit and relax.

ON THE FIRST FLOOR

Landing 11'0" x 4'0" (3.36m x 1.23m)

Having loft access and doors off to all rooms.

Bedroom One 10'7" x 8'8" (3.24m x 2.66m)

This good sized double bedroom is located to the rear of the property and has charming arched inlays. A door leads you into the large dressing room with dimensions of 1.60m x 1.16m.

Bedroom Two 11'5" x 10'5" (3.49m x 3.18m)

A further good sized bedroom to the front with recess and charming features.

Bedroom Three / Office

8'2" x 6'3" (2.49m x 1.93m)

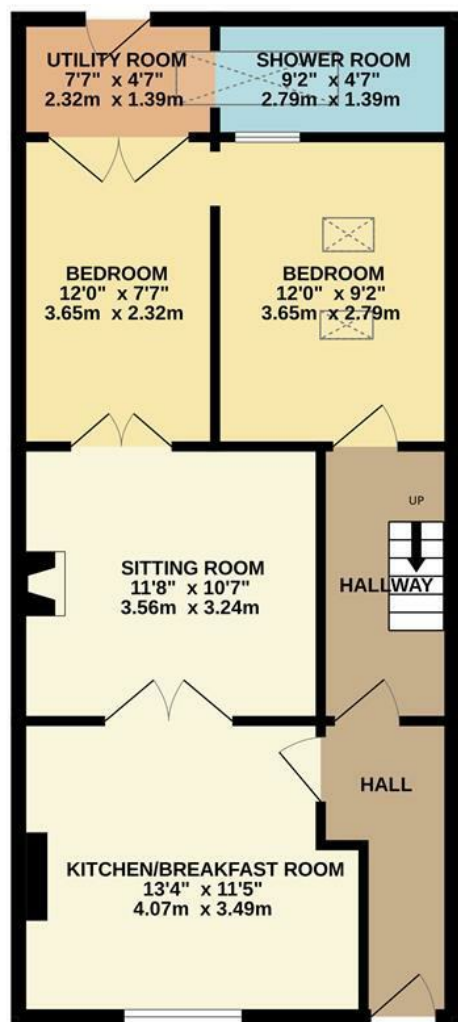
Currently this is a kitchenette but would make the ideal office suite, nursery or bedroom.

Shower Room 6'9" x 5'2" (2.08m x 1.60m)

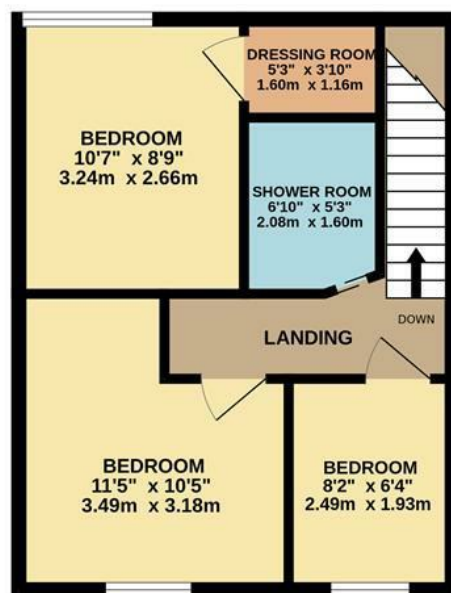
This modern fitted shower room has been finished with a shower cubicle, wash hand basin and wc. The walls have been tiled and the flooring laid with vinyl.



GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(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	

