



Acacia Road, Milverton

complete   
ESTATE AGENTS

# Acacia Road, Milverton, Leamington Spa

A spacious 1950's first floor maisonette, set in a cul-de-sac at the foot of Acacia Road in Milverton, North Leamington. The property is well located for schools such as Trinity, Brookhurst Primary, Milverton Primary and North Leamington School. Comprising two bedrooms, a bathroom, a large living/dining room and a kitchen. Benefiting from gas central heating, a rear garden and uPVC double glazed windows, with local shops around the corner as well as Leamington Tennis Club. A great buy-to-let or first-time buy.

## Property Details...

A pathway leads to the side of the building, where the door opens to the apartment via a short flight of steps with a uPVC glazed window.

## Landing

A carpeted landing with a radiator, loft access, storage cupboard, and doors leading to the lounge diner, kitchen, two bedrooms and bathroom.

## Lounge Diner

With timber-effect laminate flooring, a timber surround with an electric fire, a double radiator, coving and a large uPVC double glazed window to the front.



### Kitchen

Fitted with high and low level kitchen cupboards and drawers, worktop with a single bowl stainless steel sink, mixer tap and drainer. Fitted electric oven, four-ring electric hob, space and plumbing for a washing machine, and space for two further undercounter appliances. Tiled splashback, a uPVC double glazed window and a gas wall-mounted boiler. There is also a useful pantry housing the modern electric consumer unit.

### Bedroom One

A generously sized double bedroom with coving, timber laminate flooring and a radiator. There is a large uPVC double glazed window.

### Bedroom Two

With laminate flooring, a radiator, a feature wallpaper wall, a fitted wardrobe and a uPVC double glazed window to the front.

### Bathroom

Fitted with a white suite comprising a bath, a pedestal hand wash basin, a toilet, an electric shower over the bath, a radiator, an electric shaver point, fully tiled walls and a uPVC double glazed window.

### Gardens

There is a side garden to the front and a parkway leading down to a gate, which opens onto a private rear garden. A pathway continues to a hardstanding for a shed, and there is a lawn with a bedding border and fencing. A brick store.

### Location

Situated in the popular North West area of Leamington called Milverton which is moments from the town centre of Leamington Spa, walking distance from the train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam. There is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high-street shopping, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, such as Brookhurst Primary School, Trinity School, Milverton Primary and great private schools notably Arnold Lodge and Kingsley School for Girls in



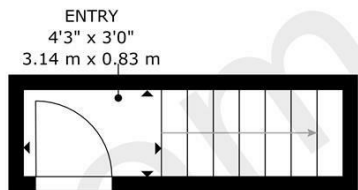
Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa train station is around a 15-minute walk, (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick is 2.5 miles, Warwick Parkway Station is 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).



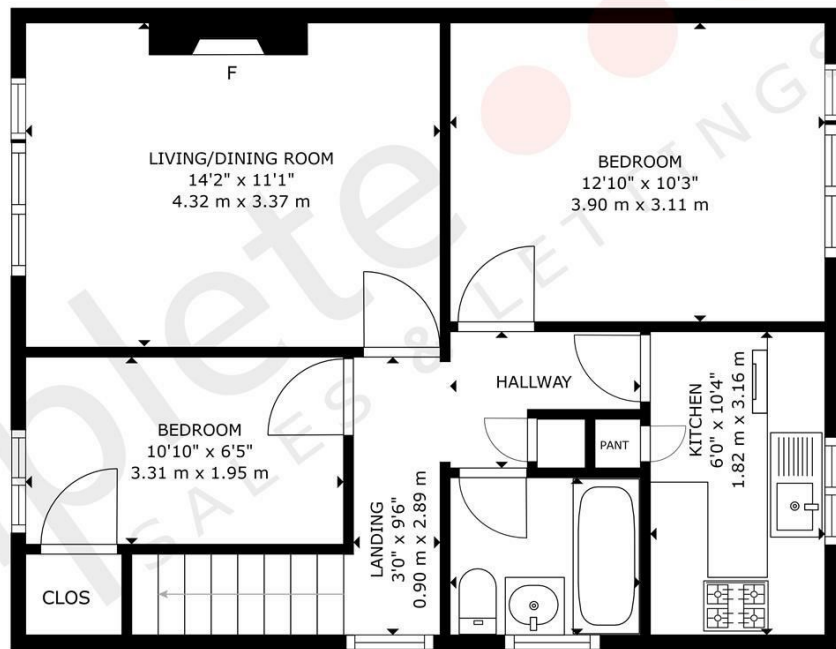
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FLOOR



FLOOR

GROSS INTERNAL AREA  
 FLOOR 1: 32 sq. ft, 3 m<sup>2</sup>, FLOOR 2: 571 sq. ft, 53 m<sup>2</sup>  
 TOTAL : 603 sq. ft, 56 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		63	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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