



Waterloo Street, Leamington Spa, CV31
Offers Over £310,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to bring to market this charming two-bedroom terraced cottage, beautifully extended and modernised to create a stylish and characterful home.

Situated just moments from the Grand Union Canal and within easy walking distance of Leamington Spa town centre, the property offers well-balanced accommodation arranged across two floors, extending to approximately 786 sq ft.

Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available
(Checked on Ofcom Aug 25)

Mobile Coverage: Limited/ Likely Coverage
(Checked on Ofcom Aug 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold









The Finer Details

Positioned just a stone's throw from the Grand Union Canal and within easy walking distance of the town centre, this charming two-bedroom terraced cottage offers thoughtfully extended and beautifully modernised accommodation in one of Leamington Spa's most characterful settings.

Arranged across two storeys, the property blends traditional features—such as exposed brickwork and log-burning stoves—with contemporary finishes, creating a stylish yet practical home.

The ground floor is introduced by a welcoming sitting room, centred around a gas log burner set within a striking exposed brick chimney breast. Newly fitted flooring and bespoke cabinetry to either side provide both warmth and functionality.

To the rear, a superb open-plan kitchen and dining space forms the heart of the home. Extended by the current owners, this room enjoys an abundance of natural light courtesy of twin skylights and features a further wood-burning log burner in the dining area. Double doors open directly onto the garden patio, ideal for entertaining. The kitchen itself is appointed with a range of integrated appliances—including oven, fridge/freezer, dishwasher and washing machine—together with extensive cabinetry offering generous storage.

Completing the ground floor, a contemporary family bathroom is elegantly finished with bath, overhead shower, WC and washbasin.

Upstairs, the first floor provides two well-proportioned double bedrooms. Both have been newly carpeted, with the principal bedroom benefitting from a pleasant front aspect.

The rear garden has been thoughtfully landscaped to offer a private outdoor retreat. A stone patio provides a natural extension of the dining space, leading to borders planted with mature shrubs, climbing plants, and seasonal flowers. A garden shed and rear access via a gated alleyway add further practicality, the latter being particularly useful for discreet bin storage.

















About the Area

Tucked away just off Clemens Street, Waterloo Street is a quiet residential road set moments from the Grand Union Canal and within easy walking distance of the vibrant centre of Leamington Spa. The property is ideally positioned for the town's wide array of shops, cafés, restaurants, and cultural attractions, with the Parade less than a mile away.

Several of Leamington Spa's most attractive green spaces are close by, providing excellent opportunities for walking, cycling, and outdoor leisure. The Pump Room Gardens (1.1 miles), Jephson Gardens (0.6 miles), and Newbold Comyn (0.8 miles) are all within easy reach, while the canal towpath offers scenic routes towards Warwick and beyond.

The area benefits from a choice of reputable local schools. Clapham Terrace Primary School (0.3 miles) and St. Anthony's Catholic Primary School (0.5 miles) are both a short walk away. Campion School (1.1 miles) and Trinity Catholic School (2 miles) serve older pupils, while Arnold Lodge School (1.4 miles), Kingsley School (1.2 miles), and Warwick School (2.5 miles) provide excellent independent alternatives.

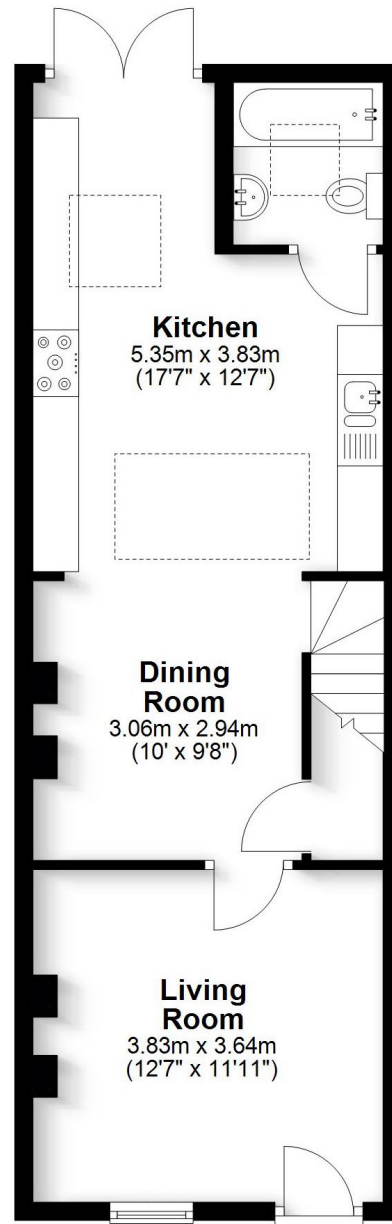
Waterloo Street is also well placed for commuters. Leamington Spa Train Station (0.8 miles) is around a 15-minute walk, offering direct services to London Marylebone in as little as 1 hour 20 minutes and to Birmingham in under 40 minutes. For road travel, the M40 motorway is easily accessed via nearby junctions 13 and 14, connecting efficiently to Birmingham, Oxford, and the wider motorway network.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



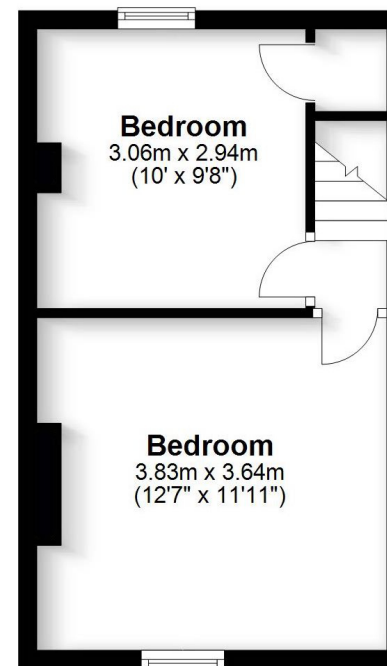
Ground Floor

Approx. 46.9 sq. metres (505.1 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



Total area: approx. 73.0 sq. metres (785.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact





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