



Rushmore Street, Leamington Spa, CV31  
Offers Over £270,000

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## About the Property

Winkworth Leamington Spa are pleased to present to the market 7 Rushmore Street, Leamington Spa, a characterful Victorian mid-terrace home tucked away within a quiet cul-de-sac, just moments from the town centre.

Offered chain free, this appealing period property combines classic proportions with an abundance of original features, presenting an excellent opportunity for buyers seeking a home with both charm and clear potential to enhance.

### Material Information:

Council Tax: Band B

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Jan 26)

Mobile Coverage: Likely Coverage (Checked on Ofcom Jan 26)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







## The Finer Details

The accommodation at 7 Rushmore Street showcases many features typical of a Victorian home, including original fireplaces, sash windows and exposed floorboards, which combine to create a characterful and welcoming interior. While the property would benefit from updating throughout, it offers an excellent opportunity to enhance and personalise, further complemented by on-street parking and a low-maintenance courtyard garden, all within a highly convenient central location.

The accommodation is entered via a public pathway and front door into a welcoming entrance hallway, where oak flooring sets the tone and stairs rise to the first floor. From here, a door leads into the open-plan sitting and dining room, a generous and versatile space ideal for modern living.

To the front, the sitting area enjoys a bay window allowing excellent natural light, complemented by built-in cupboards within the chimney recess, an open fireplace with brick surround and wooden mantel, and original oak flooring underfoot. The dining area to the rear mirrors this character, with a further open fireplace, sash window overlooking the courtyard, and ample space for a dining table, creating a sociable flow between living and dining zones.

The kitchen sits to the rear of the property and is fitted with cream wall and base units with beech-effect work surfaces, incorporating a stainless steel sink and drainer. There is space for freestanding appliances, plumbing for a washing machine, and an exposed brick feature wall adding further character. A side window provides additional light, and a door opens directly onto the courtyard garden.

The ground floor bathroom is positioned beyond the kitchen and is fitted with a white suite comprising a bath with mixer shower, wash hand basin and WC, with part tiling and a side window.

To the first floor, the landing is naturally lit via a rear window and provides access to two well-proportioned double bedrooms. The principal bedroom is located to the front and features original exposed floorboards, a decorative fireplace and a large window. The second double bedroom overlooks the rear courtyard and similarly retains an original fireplace and sash window.

Externally, the rear courtyard garden is paved for ease of maintenance and benefits from gated rear access, providing a private outdoor space well suited to container planting or seating.

This is a rare opportunity to acquire a chain-free Victorian home with significant scope for improvement, set within easy reach of Leamington Spa town centre, local amenities and transport links. Early viewing is strongly recommended to appreciate both the character and potential on offer.















## About the Area

Rushmore Street occupies a popular and well-established residential position within Royal Leamington Spa, particularly favoured by families for its proximity to schooling, green spaces and the town centre. The location offers an excellent balance of everyday convenience and lifestyle appeal.

Leamington Spa town centre and The Parade are approximately 0.8 miles by road, placing an excellent range of independent shops, cafés, restaurants and cultural amenities within easy reach. The town's renowned formal gardens are a particular highlight, with Jephson Gardens around 0.6 miles away, while the expansive open parkland, leisure facilities and walking routes of Newbold Comyn lie just over 1 mile by road.

Families are exceptionally well served by local schooling. The highly regarded Clapham Terrace Primary School is within comfortable walking distance, while a range of other respected state primary and secondary schools are nearby. In addition, several well-regarded independent schools, including those in Leamington Spa and neighbouring Warwick, are easily accessible.

For commuters, Leamington Spa railway station is approximately 0.9 miles by road, offering direct services to London Marylebone and Birmingham, while the M40 is readily accessible for wider regional travel.

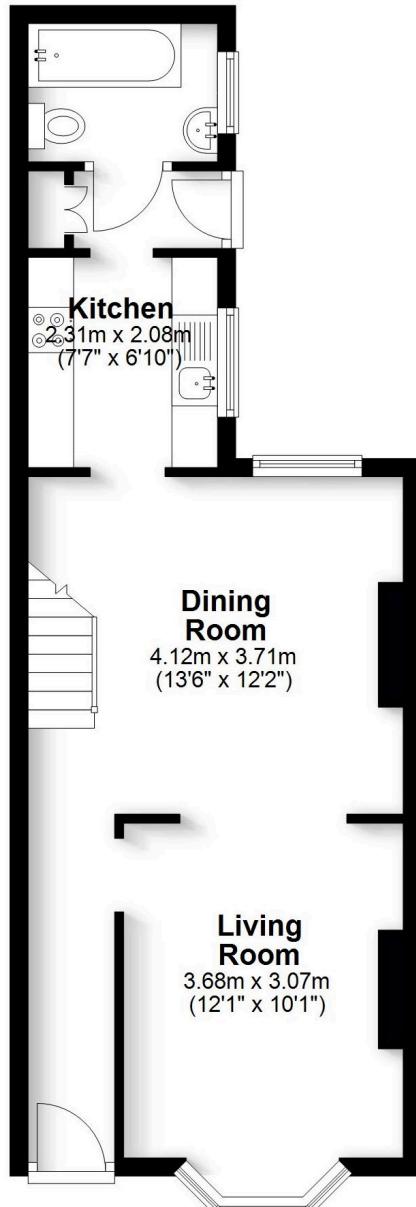
Combining a family-friendly setting, excellent schooling and access to Leamington Spa's finest amenities, Rushmore Street represents a highly desirable place to live.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



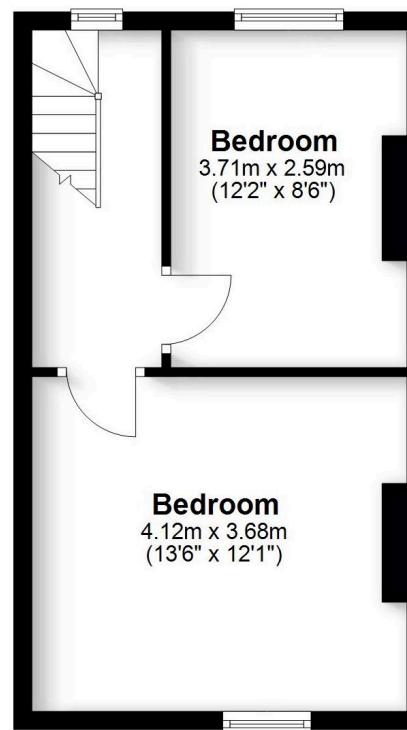
## Ground Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 72.3 sq. metres (777.9 sq. feet)

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





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