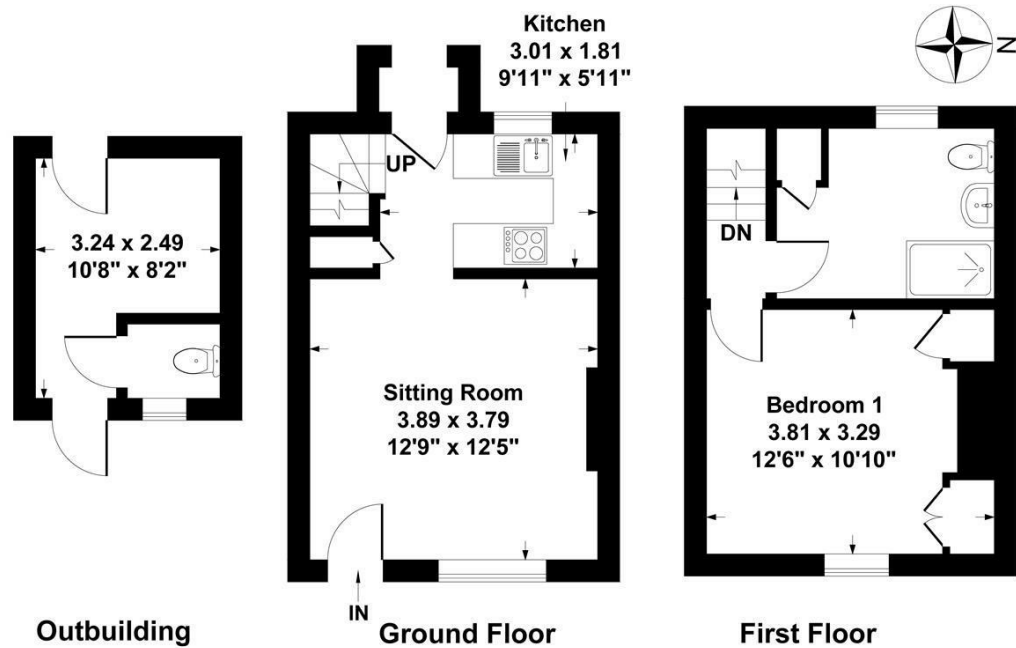




**18 IVY LANE**  
**LEAMINGTON SPA, CV33 9HN**

**£750 PER CALENDAR**

Set within the highly desirable village of Harbury, is this charming one-bedroom character cottage. Brimming with character features throughout and within walking distance of all local amenities,



**Ground Floor Approx Area = 22.36 sq m / 241 sq ft**  
**First Floor Approx Area = 22.36 sq m / 241 sq ft**  
**Outbuilding Approx Area = 8.06 sq m / 87 sq ft**  
**Total Area = 52.78 sq m / 569 sq ft**

Measurements are approximate, not to scale, illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales  
 76 Coventry Street  
 Southam  
 Warwickshire  
 CV47 0EA

01926 81 82 88  
 support@insidehomeslimited.co.uk  
 www.insidehomeslimited.co.uk