



35 GEORGE STREET

LEAMINGTON SPA, CV31 1HA

- 3 Bedrooms • 2 bathrooms • Rear Garden • Walking Distance To Leamington Parade • EPC D • Council Tax Band C • Short Walk to Railway Station • Unfurnished • Available Immediately



THE PROPERTY

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Available Now!!!

Offering a central location and having been redecorated and re-carpeted throughout, this excellent Georgian Terrace offers 3 great bedrooms, 2 bathrooms and is available immediately, unfurnished.

Just an 8 minute walk from Leamington train station and even closer to the vibrant town centre, the property also offers a rear Dining Kitchen, Lounge, generous rear garden and neutral decor throughout.

With a residents parking scheme on George Street and easy commuter access, this property will suit families and professionals alike. For further information or to arrange a viewing please contact Elizabeth Davenport.

THE LOCATION

The delightful town of Royal Leamington Spa offers excellent amenities for both family and executive lifestyles with superb shopping and entertainment facilities as well as excellent state and public schooling.

The property is perfectly positioned for those needing access to Birmingham and London with the train station only 8 minutes on foot from the house. With access to the A46 and the M40 only three miles away the house is ideally located for road commuters. The delightful and historic neighbouring towns of Warwick, Kenilworth and Stratford Upon Avon are all within close proximity.

George Street is just yards from Leamington town centre with it's terrific range of shops, restaurants and bars.

ELIZABETH DAVENPORT

MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management





THE LOCATION

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THE FLOORPLAN

