



223

Rugby Road, Leamington Spa, CV32 6DY

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A very well presented detached period home situated in this highly favoured North West Leamington Spa location providing excellent access to the town centres of both Warwick and Leamington Spa and with good local primary schools and shops nearby.

The accommodation comprises in brief - Storm porch, reception hall, living room with patio doors leading to the rear garden, separate sitting room, and refitted kitchen/dining room.

On the first floor there are three double bedrooms, with the master bedroom having fitted wardrobes and en-suite bathroom, and a fitted family bathroom.

Outside to the front is a good area of forecourt parking leading to the integral garage and to the rear is a tremendous predominantly south facing garden with professionally laid stylish paved terrace, decked area and being mainly laid to lawn. There is also a very useful garden room which is perfect for home workers. The property has further scope for extension (subject to the usual consents) and a viewing is strongly advised.





## Key Features

- Very well presented detached property
- Sought after location in Milverton
- Three double bedrooms
- Bathroom & En-suite
- Garden room/office
- Living room, sitting room
- Kitchen/dining room
- Driveway and parking
- South facing garden

**Guide Price**  
**£650,000**

**Reception hall**

**Sitting room**  
12'5" x 10'5"

**Living room**  
15'0" x 11'11"

**Kitchen/dining room**  
12'11" x 11'11"

**Bedroom**  
13'0" x 11'11"

**En-suite**

**Bedroom**  
12'5" x 10'5"

**Bedroom**  
13'5" x 8'11"

**Bathroom**

**Garage**  
16'4" x 8'6"

**Garden room**  
14'9" x 9'9"







# Floorplan

## Ground Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



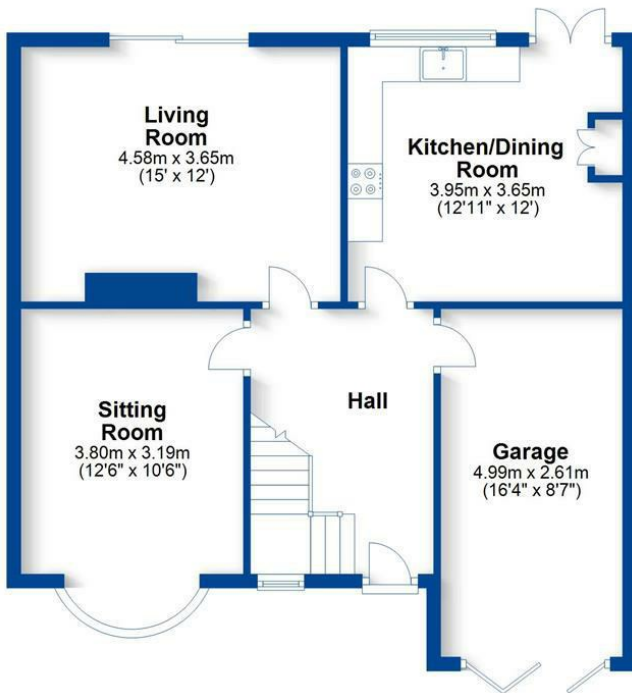
Total area: approx. 128.1 sq. metres (1378.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced

The total area does not include the Garden Room

## First Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority  
Warwick District Council

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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