



Granville Street, Leamington Spa, CV32 5XW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

A superbly presented bay fronted Victorian terrace situated in this extremely sought after North East Leamington Spa location within easy reach of the town centre with its many and varied amenities. The property is a short walk from the main shopping Parade with the local railway station providing access to both Birmingham, Birmingham International and London Marylebone.

The property has bags of character and original features and must be viewed to be truly appreciated. The accommodation comprises - Entrance hall which is open plan to the living and dining areas, extended and well fitted kitchen diner at the rear. To the first floor there are two well-proportioned double bedrooms and a refitted four piece family bathroom. There is a very useful cellar space, a fore garden and a westerly facing rear garden with decking and lawned area.

A very handsome home in a consistently popular location that must be viewed to be fully appreciated.





Key Features

- Superb Victorian terrace
- Two double bedrooms
- Extended kitchen/diner
- Open plan living/dining room
- Very sought after location
- West facing rear garden
- Useful cellar space

Guide Price
£500,000

Entrance hall

Living room

13'0" x 11'5"

Dining room

13'2" x 9'3"

Kitchen/diner

24'0" x 9'6"

Cellar

14'1" x 11'3"

Bedroom

14'11" x 11'8"

Bedroom

13'3" x 9'8"

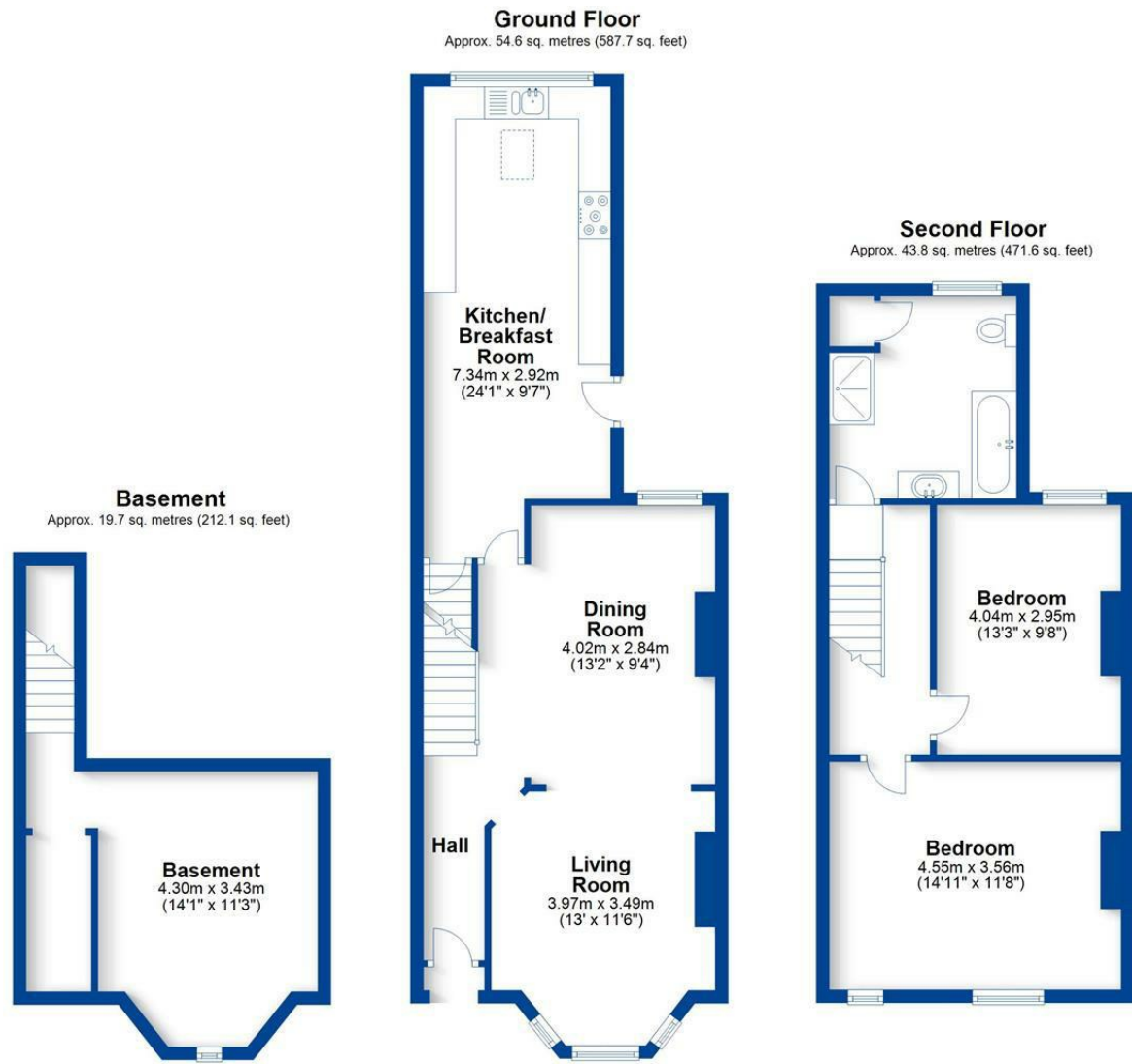
Bathroom







Floorplan



Total area: approx. 118.1 sq. metres (1271.4 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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HOMES

BLOCK
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RURAL



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