



Suffolk Street, Leamington Spa, CV32 5YG



# Property Description

\*\*\* AVAILABLE 29th JUNE \*\*\* This charming two bedroom Victorian terraced house in sought after north Leamington Spa just a short walk from town centre.

The accommodation briefly comprises: Entrance hall, living room with traditional bay window and log burner, separate dining room with wooden flooring and access to cellar, kitchen with appliances included (fridge, freezer and washing machine).

To the first floor: Spacious landing, two double bedrooms and generous bathroom with full suite including shower over bath. This property retains many original features and provides a courtyard style garden to the rear.

With on street parking this property is offered UNFURNISHED. Council Tax Band C. Energy Rating D.







# Key Features

- AVAILABLE 29th JUNE
- Leamington Spa
- 2 Bedrooms
- Terraced House
- Unfurnished
- Close to Town Centre
- Private Rear Courtyard Garden
- On Street Parking
- Council Tax Band C
- Energy Rating D

## Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



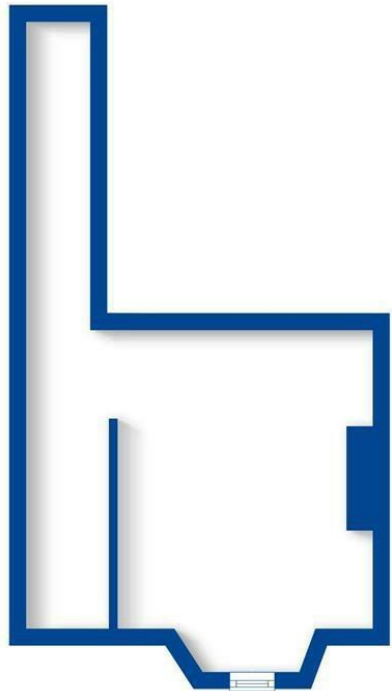
## First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



## Basement

Approx. 19.0 sq. metres (204.2 sq. feet)



Total area: approx. 95.1 sq. metres (1023.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
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**£1,295 PCM**