



Leam Terrace, Leamington Spa, CV31 1DF

**SHELDON
BOSLEY
KNIGHT**

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Property Description

A superbly presented double bay fronted Victorian villa located on one of Leamington's most sought after roads, within walking distance of Jephson Gardens and the town centre. The property has a wealth of contemporary styling and character features and provides excellent family living space.

The accommodation comprises - Entrance hall with wooden flooring, spacious living room with feature fireplace and log burner, separate dining room, utility area, breakfast room and refitted kitchen. There is also a good sized cellar.

To the first floor there is a large master bedroom, further second double bedroom, a refitted family bathroom and an additional w.c. To the second floor there is a third double bedroom.

Outside the property has a charming, long walled garden backing onto allotments being part lawned with large patio area and gated rear access.

A delightful period property in a very sought after location with lots of character features that is not to be missed out on.





Key Features

- Charming Victorian villa
- Three double bedrooms
- Very sought after location
- Beautifully presented
- Delightful walled rear garden
- Walking distance to town centre, Jephson Gardens & train station
- Three reception rooms
- Refitted kitchen, Utility

Guide Price
£725,000

Entrance hall

Living room

12'11" x 11'7"

Dining room

12'4" x 10'3"

Utility

Breakfast room

11'10" x 9'8"

Kitchen

17'2" x 9'8"

Bedroom

14'9" x 12'11"

Bedroom

12'4" x 10'3"

Bathroom

Additional w.c

Bedroom

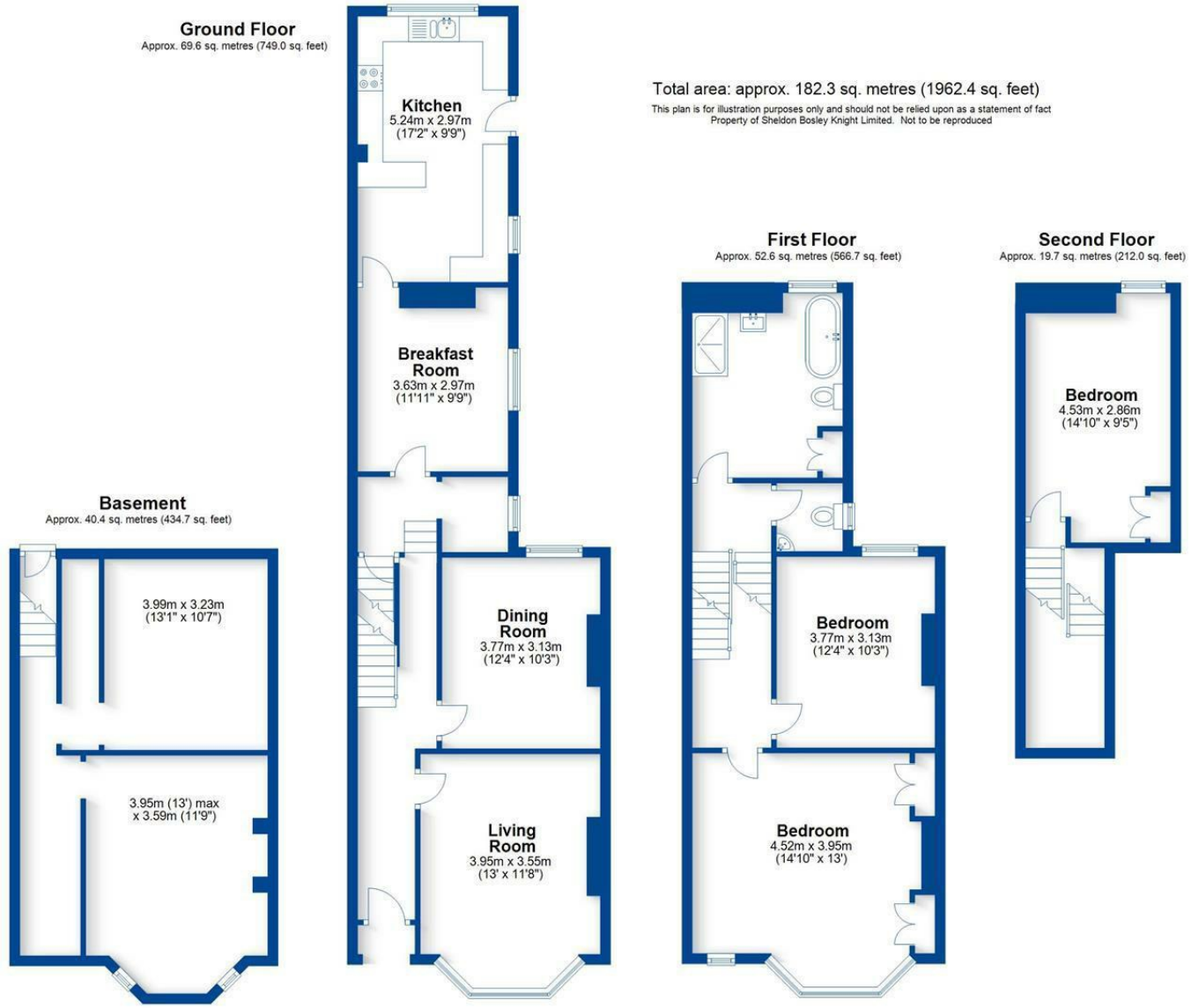
14'10" x 9'4"







Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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 &
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