



Clarendon Street, Leamington Spa, CV32 4PE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A completely refurbished bay fronted Victorian property situated in this popular and convenient town centre location just a short walk from all amenities including shops, restaurants, Jephson Gardens and also convenient for access to the local railway station.

The property is being sold with no upward chain and is offered in turn key condition having been modernised throughout. The accommodation comprises - Entrance hall, cloakroom/w.c, living room with bay window and good sized kitchen/diner with range of integrated appliances and direct access to the rear garden.

To the first floor there are three good sized bedrooms, the master bedroom having an en-suite shower room, and a contemporary refitted bathroom.

Outside to the rear there is a broadly west facing garden.





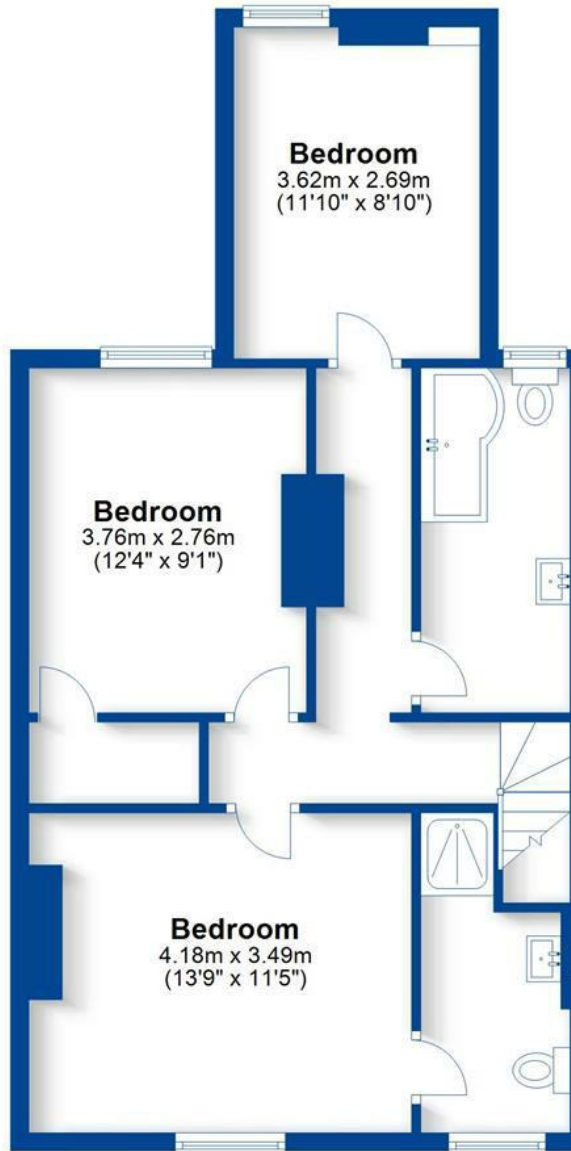
Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



Key Features

- Victorian villa
- Town centre location
- No Chain
- Three good sized bedrooms
- Bathroom and en-suite
- Good sized kitchen/diner
- Living room
- Modernised throughout

**Offers Over
£495,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority -
Warwick District Council

We routinely refer clients to both legal and 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.

Total area approx 111.5 sq. metres (1200.6 sq. feet)

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