



Waller Street, Leamington Spa, CV32 5UR

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This beautifully presented Victorian end terraced property is situated in a very popular location in North Leamington Spa. This 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.

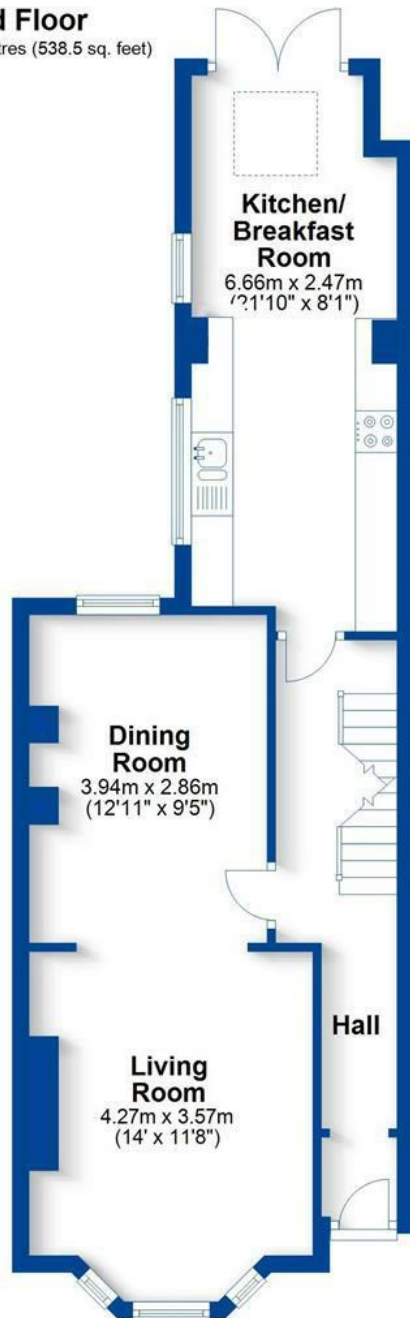
The property has bags of character and original features and must be viewed to be truly appreciated. The accommodation comprises - Entrance hall, living/dining room feature fireplace and bay window, refitted breakfast kitchen with seating area and range of integrated appliances. There is a lovely basement conversion with a good sized bedroom and shower room, perfect for a teenager or visiting guests.

To the first floor there are two good sized bedrooms and a fabulous refitted four piece family bathroom, and a very useful boarded loft space. Outside there is a lovely rear garden with patio areas, lawn and floral borders.

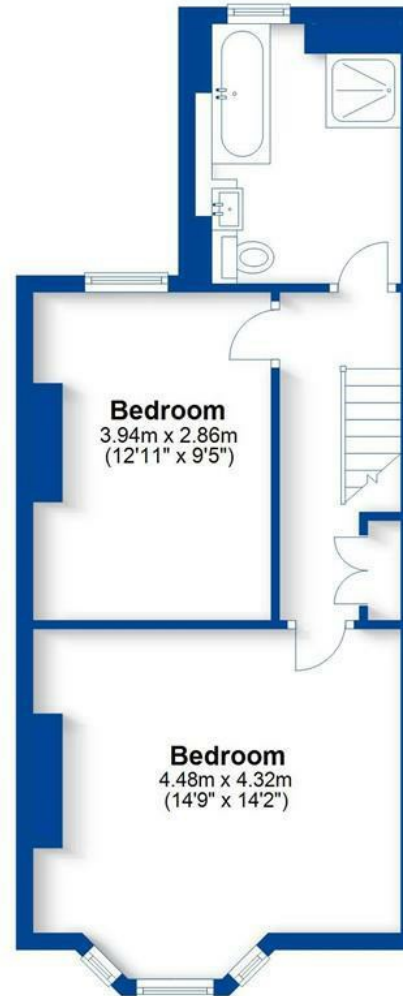




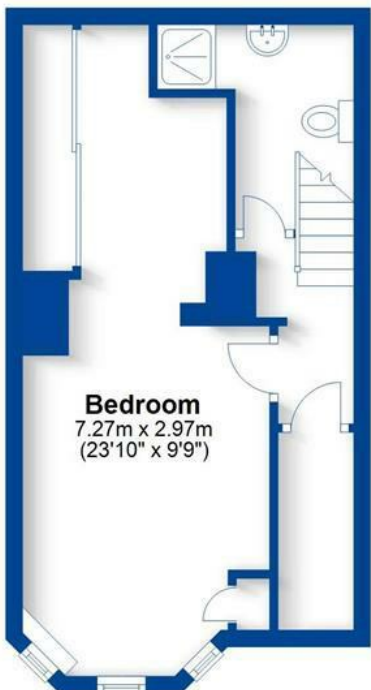
**Ground Floor**  
Approx. 50.0 sq. metres (538.5 sq. feet)



**First Floor**  
Approx. 43.3 sq. metres (466.1 sq. feet)



**Basement**  
Approx. 29.9 sq. metres (322.1 sq. feet)



Total area: approx. 123.3 sq. metres (1326.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

## Key Features

- Beautiful Victorian end terrace
- Three bedrooms
- Two bathrooms
- Sought after town location
- Character features
- Basement conversion
- Breakfast kitchen
- Delightful rear garden
- Viewing essential to appreciate this lovely home

**Offers Over  
£550,000**

EPC Rating - E

Tenure - Freehold

Council Tax Band - D

Local Authority -  
Warwick District Council

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