



Holly Street, Leamington Spa, CV32 4TT

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Property Description

This well presented and deceptively spacious Victorian terraced property is situated in a wonderful location just a short walk from the town centre and with Newbold Comyn right on the doorstep.

The property would make a lovely first home and has accommodation that comprises - Entrance hall, living room, separate dining room and extended refitted kitchen.

To the first floor the master bedroom to the rear has an en-suite refitted bathroom and the further double bedroom has an en-suite shower and w.c.

Outside to the rear there is an easy to maintain garden with paved and gravelled areas and gated rear access.





Key Features

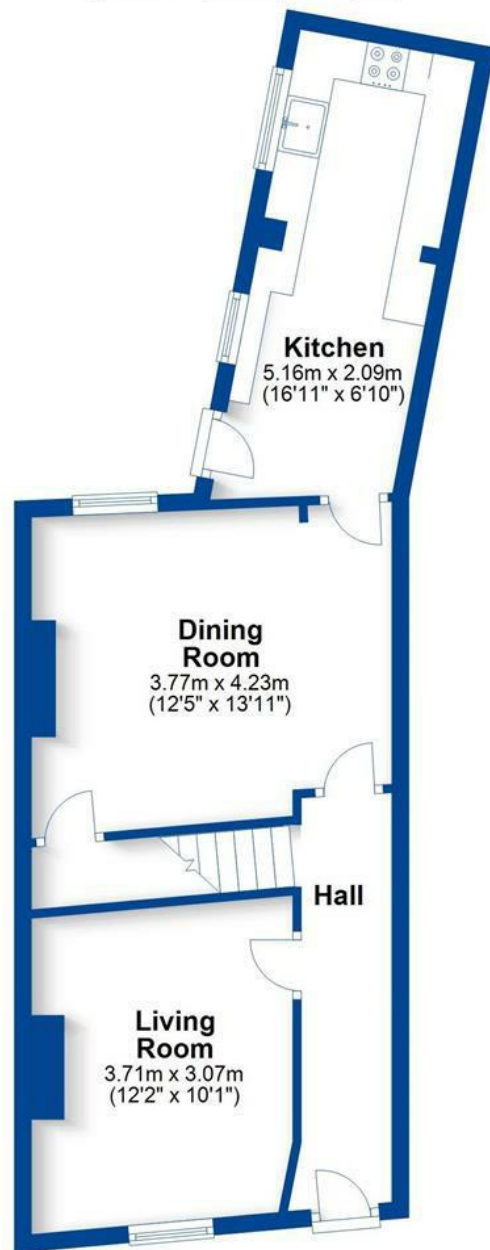
- Victorian terraced property
- Sought after location
- Walking distance to town centre and Newbold Comyn
- Two double bedrooms
- En-suite bathroom & additional shower room/w.c
- Living room & separate dining room
- Refitted kitchen
- Courtyard rear garden
- Ideal for first time buyers

**Offers Over
£325,000**



Ground Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 88.7 sq. metres (955.1 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 - C

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.

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