



St. Marys Crescent, Leamington Spa, CV31 1JL

**SHELDON  
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# Property Description

This well presented semi detached property is located in a delightful and sought after location just a short walk into the town centre, Jephson Gardens and the railway station.

The spacious accommodation comprises - Entrance hall, living room with bay window and wooden flooring ,separate dining room with french door leading to the rear garden, and kitchen.

To the first floor there are three bedrooms and a good sized family bathroom.

Outside to the front there is a pretty garden and gated side access leads to the mature and established rear garden.





## Key Features

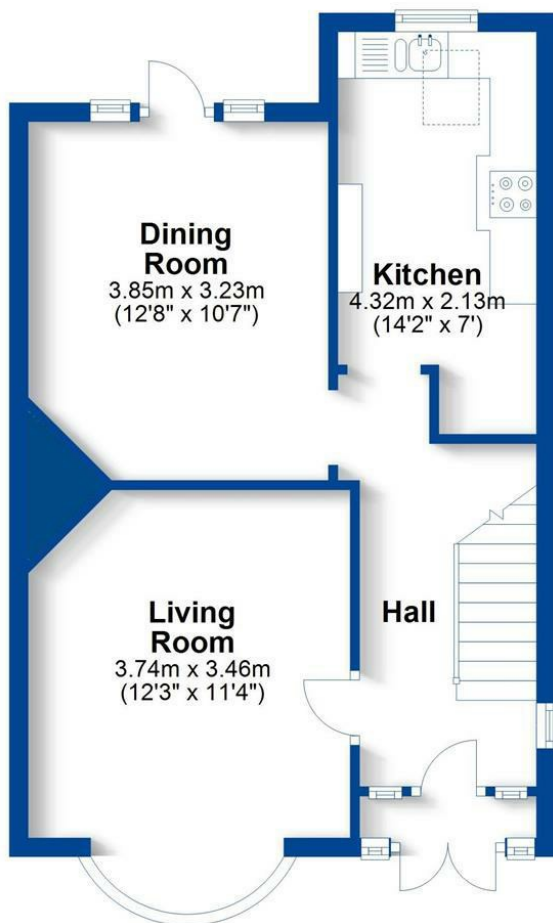
- Semi detached property
- Very sought after location
- Three bedrooms
- Two reception rooms
- Pretty gardens
- Walking distance to Jephson Gardens & railway station
- Cul de sac

**Offers Over  
£400,000**



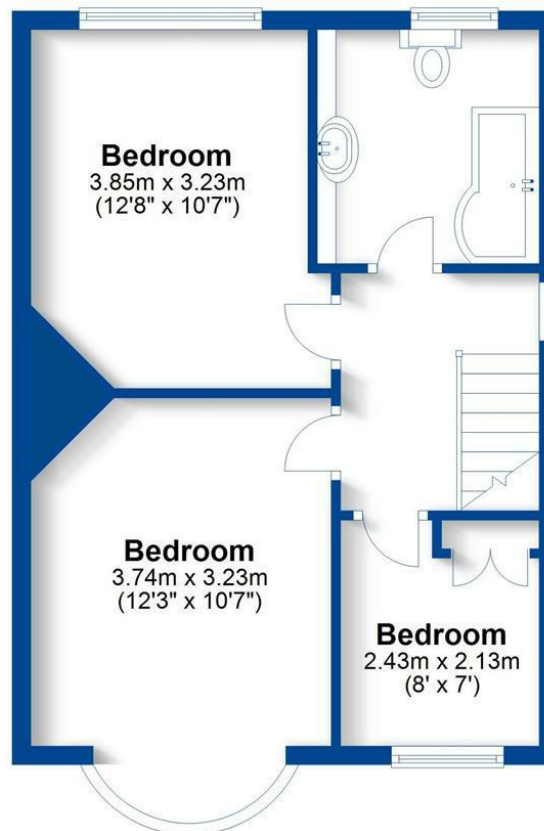
## Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



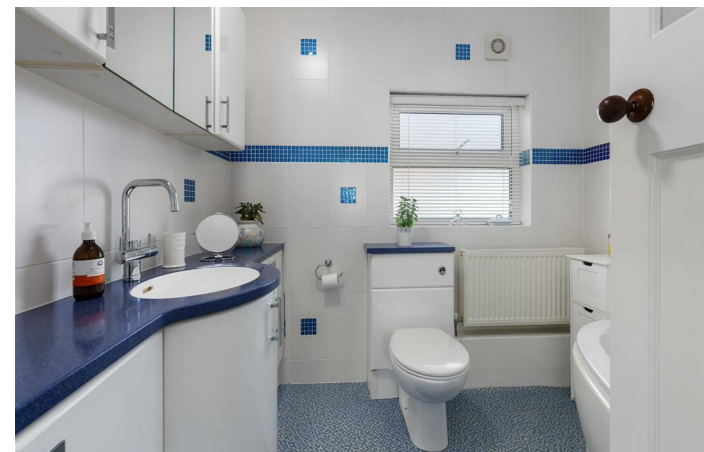
## First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 87.0 sq. metres (935.9 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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