



Northcote Street, Leamington Spa, CV31 1DX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 10th JUNE *** Situated in a quiet location just to the south-east of Leamington town centre this appealing Victorian Terrace Home is ideally positioned to walk to the town centre, railway station and Jephson Gardens.

This accommodation comprises in brief: Entrance hall, living room with character bay window and feature fireplace, dining room with timber floor and built in cabinets, fitted kitchen with appliances (washing machine & fridge/freezer).

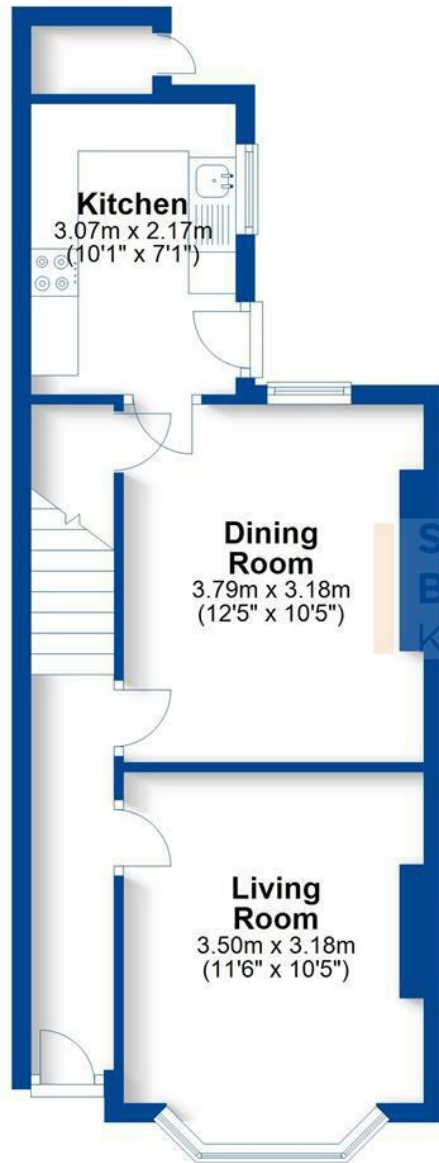
To the first floor: Generous main bedroom to the front elevation with built in wardrobes and dressing area, second double bedroom to rear elevation. With a rear pretty courtyard-style garden with brick store and rear access and on street parking, this property is offered UNFURNISHED. Energy Rating D. Council Tax Band C.





Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Kitchen
3.07m x 2.17m
(10'1" x 7'1")

Dining Room
3.79m x 3.18m
(12'5" x 10'5")

Living Room
3.50m x 3.18m
(11'6" x 10'5")

First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Bedroom
3.79m x 2.59m
(12'5" x 8'6")

Bedroom
3.90m x 3.50m
(12'9" x 11'6")

Total area: approx. 76.2 sq. metres (820.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight not to be reproduced

Key Features

- AVAILABLE 10th JUNE
- Leamington Spa
- Two Double Bedrooms
- Character Terraced House
- Unfurnished
- Excellent Commute Access
- Walking Distance to Town Centre
- On Street Parking
- Energy Rating D
- Council Tax Band C

£1,250 PCM