



Suffolk Street, Leamington Spa, CV32 5YG

**SHELDON  
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# Property Description

\*\*\* AVAILABLE LATE JUNE \*\*\* This charming two-bedroom Victorian terraced house in sought after north Leamington Spa is just a short walk from the town centre and provides excellent commute links.

The accommodation briefly comprises: Entrance hall, generous open plan living/dining room with character bay window and feature cast iron fireplace. Kitchen with appliances included (fridge/freezer, dishwasher and washing machine), direct access to the rear private courtyard garden.

To the first floor: Spacious landing, two double bedrooms with fitted wardrobes and bathroom with full suite including separate shower.

With on street parking this property is offered UNFURNISHED. Council Tax Band C. Energy Rating D. \*Please note that previous images have been used for illustrative purposes\*





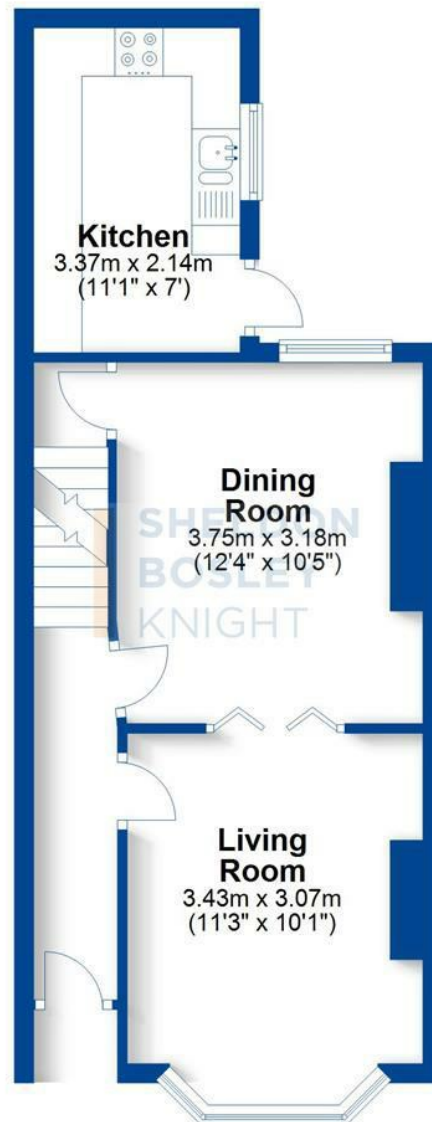
# Key Features

- AVAILABLE LATE JUNE
- Leamington Spa
- Two-Double Bedrooms
- Terraced House
- Unfurnished
- Rear Courtyard Garden
- Walking Distance to Town Centre
- On Street Parking
- Council Tax Band C
- Energy Rating D

**£1,395 PCM**

## Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



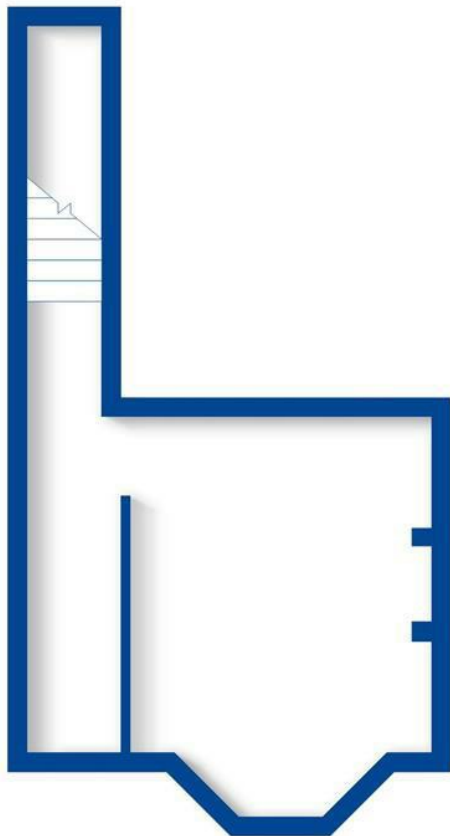
## First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



## Basement

Approx. 18.7 sq. metres (201.7 sq. feet)



Total area: approx. 92.6 sq. metres (996.6 sq. feet)

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