



Clapham Terrace, Leamington Spa, CV31 1JE



# Property Description

\*\*\* AVAILABLE 19th JULY - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This well extended two-bedroom mid terraced house is situated in the south of Leamington Spa and well positioned for access to the town centre and train station by foot. Excellent commute routes to Fosse Way , M40 and A46.

This property comprises in brief: Entrance hall, living room with character bay window, dining room with under stair storage cupboard, modern kitchen with appliances included (fridge, freezer & dishwasher), separate utility room/porch with washing machine and tumble dryer, ground floor WC and separate bathroom with shower over bath.

To the first floor: two well-proportioned double bedrooms. Bedroom to the rear elevation includes an ensuite bathroom with roll top bath and separate shower. With on street parking and private rear garden, laid to patio and shed included, this property is offered unfurnished. Council Tax Band B. Energy Rating D.









Total area: approx. 86.9 sq. metres (935.8 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 Limited. Not to be reproduced

## Key Features

- AVAILABLE 19th JULY
- Leamington Spa
- DEPOSIT ALTERNATIVE AVAILABLE
- Two Bedrooms, Two Bathrooms
- Terraced House
- Unfurnished
- Close to Town Centre & Train Station
- On Street Parking & Private Rear Garden
- Energy Rating D
- Council Tax Band B

**£1,295 PCM**