



Beaconsfield Street West, Leamington Spa, CV31 1DH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Offered for sale with no chain and being an ideal first time buy a modern two bedroom terraced property within walking distance to the town centre, train station and the attractive local parks.

Internally this stylish and well presented home comprises of an open plan living/kitchen/dining area, downstairs cloakroom, whilst on the first floor there is a generous main bedroom plus a second bedroom and a contemporary styled bathroom.

To the rear there is a courtyard garden.

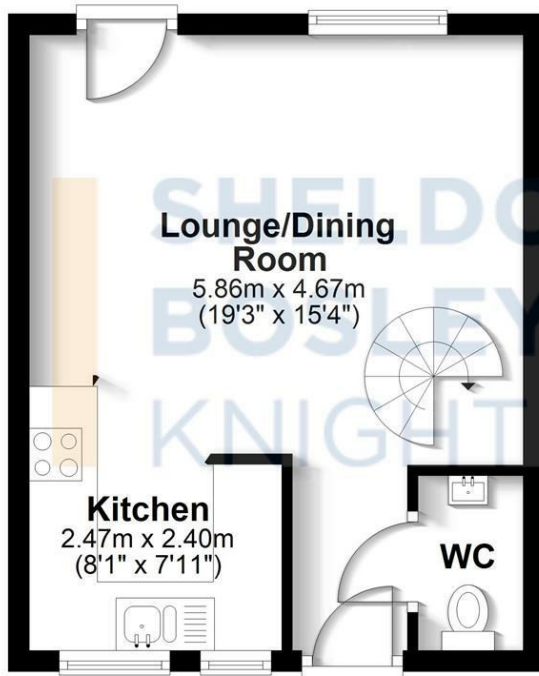
This is an ideal purchase for someone seeking their first home or an investment opportunity.





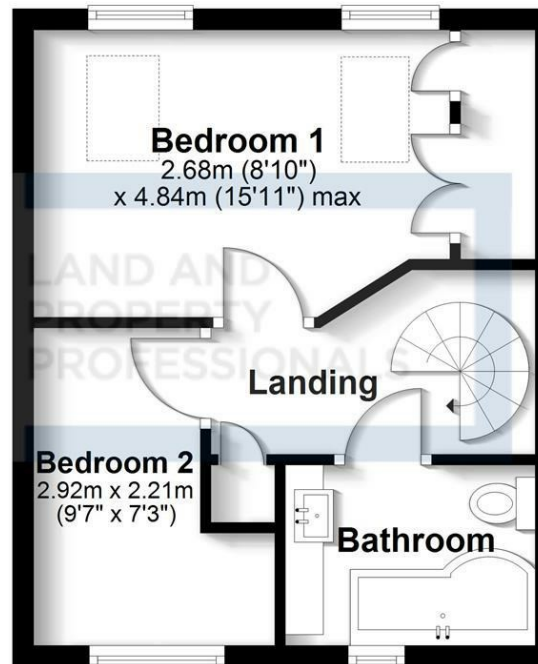
Ground Floor

Approx. 27.5 sq. metres (296.0 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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

Key Features

- Excellent first time buy opportunity
- Stylish and updated presentation throughout
- Offered for sale with no chain
- Quiet residential location
- Modern open plan living
- Updated bathroom and kitchen
- Ideal buy to let property
- Energy rating C

Guide Price
£250,000

EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority -
Warwick