



Leam Street, Leamington Spa, CV31 1DZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 9th DECEMBER - DEPOSIT ALTERNATIVE AVAILABLE *** Situated in a quiet location just to the south-east of Leamington town centre this appealing Victorian Style Terraced Home is ideally positioned to walk to the town centre, railway station and Jephson/Mill Gardens.

This accommodation comprises in brief: Entrance hall, light and bright living room with character bay window and feature fireplace, dining room with timber floor, built in shelves, further feature fireplace and utility cupboard (which houses the washing machine), modern kitchen with appliances (dishwasher & fridge/freezer) and access to the private rear courtyard.

To the first floor accommodation: Generous main bedroom to the front elevation with double wardrobe included, second double bedroom to the rear elevation and spacious bathroom with full suite including separate shower, heated towel rail and storage unit.

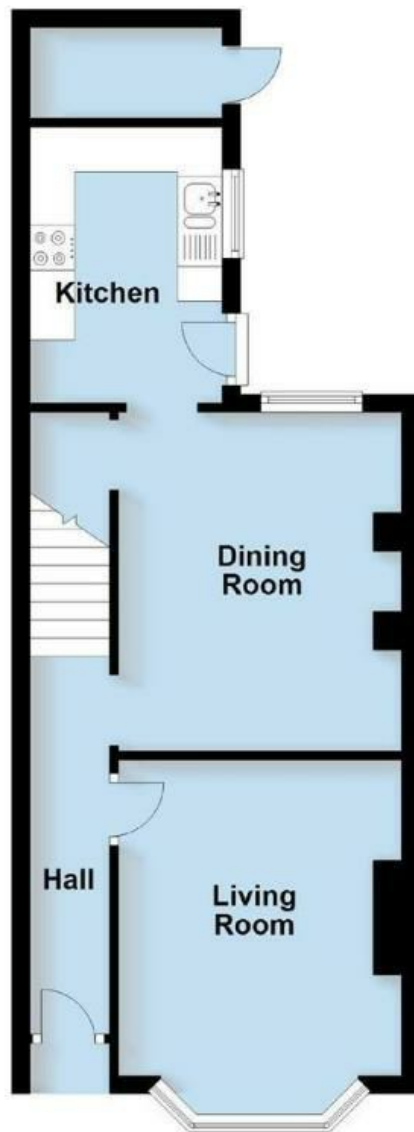
With a rear pretty courtyard-style garden with brick store, rear access and on street parking (no permits required), this property is offered UNFURNISHED. Energy Rating D. Council Tax Band B.





Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 77.2 sq. metres (831.3 sq. feet)

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

Key Features

- AVAILABLE 9th DECEMBER - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Two Double Bedrooms
- Terraced House
- Unfurnished
- Close to Town Centre
- Pretty Rear Courtyard Garden
- Ample On Street Parking
- Energy Rating D
- Council Tax Band B

£1,325 PCM