



Rugby Road, Leamington Spa, CV32 6DU

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Property Description

Requiring modernisation and giving a wonderful opportunity to create a stunning family home (subject to appropriate consents) a mid terrace impressive Victorian villa set over three levels plus a basement being offered for sale with no onward chain and within walking distance to the bustling town centre.

Internally this property comprises of an entrance hallway, living room into bay, dining room, downstairs cloakroom, kitchen and a utility room opening to the rear garden. To the first floor there are three spacious bedrooms and a shower room. The top floor offers two rooms both of which are used by the current owner as generous bedrooms. There is a converted basement that offers two good sized rooms that can be used for a number of uses.

The rear garden is private and has a patio section with the majority then being laid to lawn. This garden has a selection of mature borders with a range of shrubs and bushes. To the rear of the garden there is a separate gated alleyway giving useful pedestrian access to Fairlawn Close, which a neighbouring property also has use of access over.





Key Features

- Impressive Victorian Villa
- Wonderful opportunity to improve/extend subject to consents
- Private garden to the rear
- Popular residential location
- Converted cellar offering a number of uses
- Generous living accommodation throughout
- Requiring modernisation
- No onward chain
- Garage enbloc
- Energy rating D

**Offers Over
£595,000**





EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Warwick



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.

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