



Rushmore Street, Leamington Spa, CV31 1JA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A charming double fronted Victorian terraced property conveniently situated in central Leamington Spa with both the town centre and railway station just a short walk away. There is also a local primary school nearby along with a park and canal walks.

The well presented accommodation comprises - Entrance hall, living room with feature fireplace, dining kitchen with separate utility space, fabulous bathroom having full height ceiling and exposed brickwork with "Velux" style roof windows allowing an abundance of light.

To the first floor there are two double bedrooms.

Outside there is a low maintenance and private courtyard with further outdoor storage space.

Viewing is highly recommend to appreciate this delightful home.





Key Features

- Charming double fronted Victorian terrace
- Easy walk into town & train station
- Two double bedrooms
- Dining kitchen
- Private courtyard garden
- Character features
- Ideal first time buy

**Offers Over
£275,000**



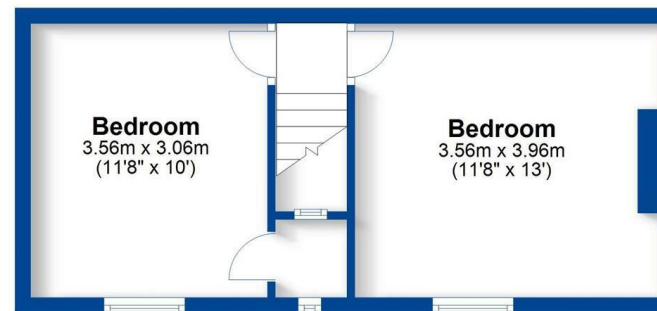
Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.7 sq. feet)



Total area: approx. 64.4 sq. metres (692.8 sq. feet)

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



EPC Rating - E

Tenure - Freehold

Council Tax Band - B

Local Authority
Warwick District Council



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