



New Street, Leamington Spa, CV31 1HP

**SHELDON
BOSLEY
KNIGHT**

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Property Description

A delightful two bedroom semi detached period cottage, within walking distance of Leamington town centre, Jephson Gardens and the railway station.

The property is being sold with no upward chain and has accommodation that comprises - Spacious living/dining room, refitted kitchen, and ground floor bathroom. To the first floor there are two bedrooms and a boarded loft space with velux window. Outside there is a courtyard garden.

We feel the property would make an ideal starter home that has bags of character and a homely feel.





Key Features

- Charming character property
- Two bedrooms
- Spacious living/dining room
- Walking distance to railway station and town centre
- Fitted kitchen, downstairs bathroom
- Boarded loft space
- Courtyard garden
- No chain

Guide Price
£320,000



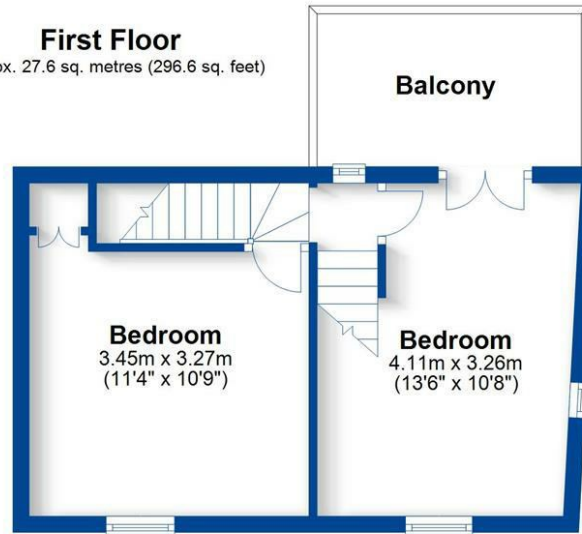
Ground Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



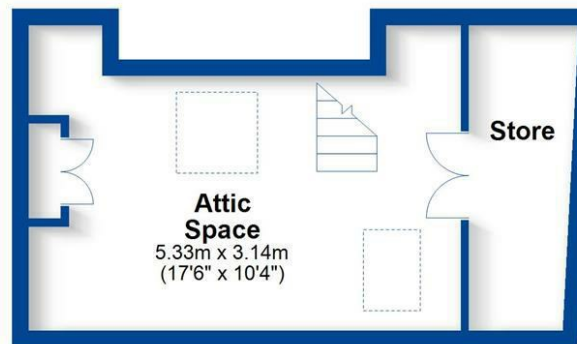
First Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



Second Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.3 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 not to be reproduced

Total area does not include the Attic Space or Store



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority
Warwick District Council



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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