13 Beaconsfield Street, Leamington Guide Price £375,000

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GROUND FLOOR 406 sq.ft. (37.7 sq.m.) approx. 1ST FLOOR 406 sq.ft. (37.7 sq.m.) approx.





TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorings contained here, measurements of doors, windows, norson and any other times are approximate and no responsibility is taken for any error, omistion or ma-stakement. This plan is for flooring purpose, only and should be used as such by any properties prochame.

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An attractive double fronted Victorian terrace house, set in a sought-after part of town close to Newbold Comyn. The property has been sympathetically refurbished by the current owner, retaining character features while offering stylish modern touches throughout.

The ground floor includes two reception rooms with original timber flooring and a smartly refitted kitchen. On the first floor, there are two well-proportioned double bedrooms and a stunning bathroom featuring a standalone bath, separate shower, original cast iron fireplace, and an exposed brick wall.

Outside, the enclosed rear garden is a lovely space with decked and paved areas—ideal for relaxing or entertaining. A charming period home in a prime location.







