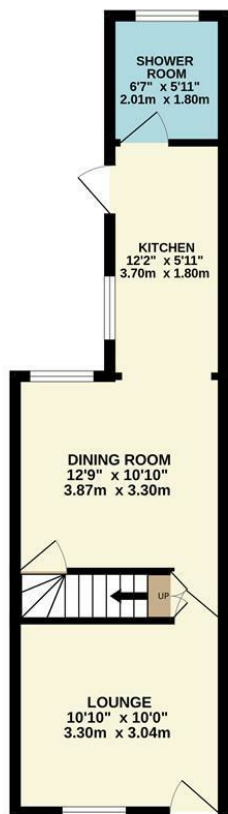
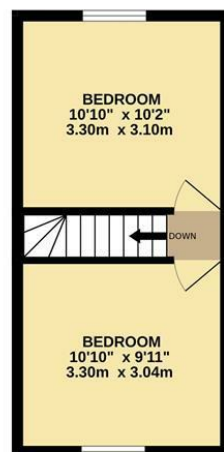


GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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This beautifully refurbished two double bedroom Victorian terrace is ideally situated in the north of Leamington Spa town centre, just a short stroll from The Parade with its vibrant mix of restaurants, bars, and shops. Stylishly presented throughout, the property has been fully refurbished to a high standard, offering the perfect blend of period charm and modern convenience. With everything newly fitted, it's ideal for anyone looking for a character home without the need for further work—making it a perfect first-time buy in a prime location.

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