



Rugby Road | Leamington Spa | CV32 6DF

Offers over £280,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- No Chain
- Impressive Cinema Room
- Two Double Bedrooms
- Refurbished to a High Specification
- 0.6 Miles to Town Centre
- EPC Rating: C

## Description

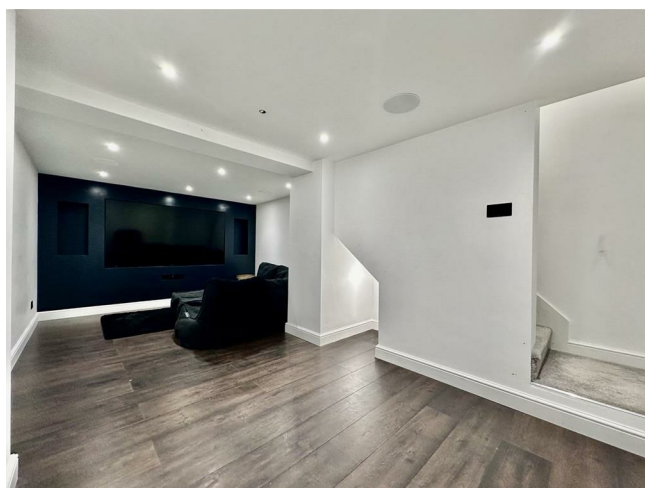
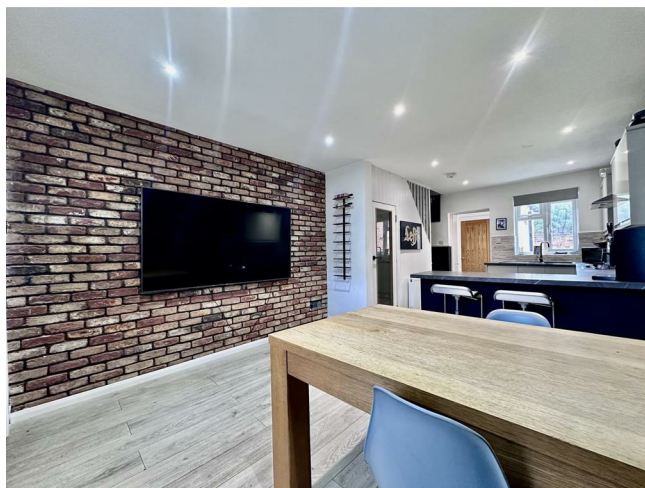
Kingsway Estate Agents are excited to bring to the market this exceptional two-bedroom, mid-terraced property, located in a very desirable area of Leamington Spa and only 0.6 miles from the centre where you will find restaurants, shops, and parks to enjoy.

This property has the unique feature of a cinema room in the basement, fully equipped with built in speakers and a large screen!

As you enter the ground floor you are welcomed into a beautifully designed, open plan kitchen/diner/living area, leading through to a modern fitted bathroom with bath and shower. The first floor comprises a spacious master bedroom and a second bedroom. To the rear of the property is a low-maintenance courtyard garden.

We anticipate a high volume of interest for this property, so book your viewing now to avoid disappointment!

EPC Rating: C





Lounge/Kitchen/Diner

20'6" max x 11'4" max

Cinema Room

18'5" x 10'7"

Bathroom

6'1" x 5'6"

Master Bedroom

10'6" x 11'6"

Bedroom Two

8'7" x 9'7"









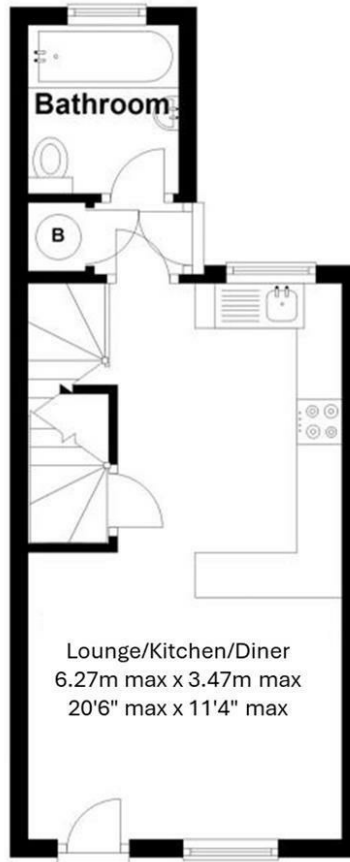


# Floor plans

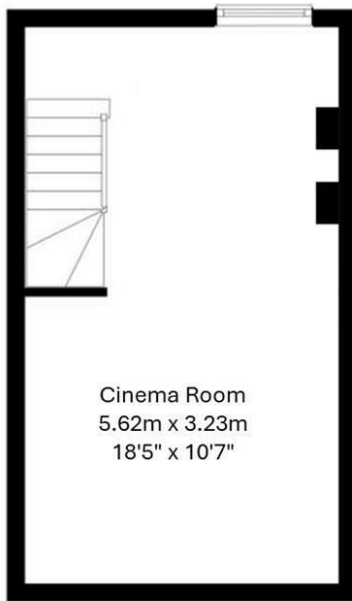


The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

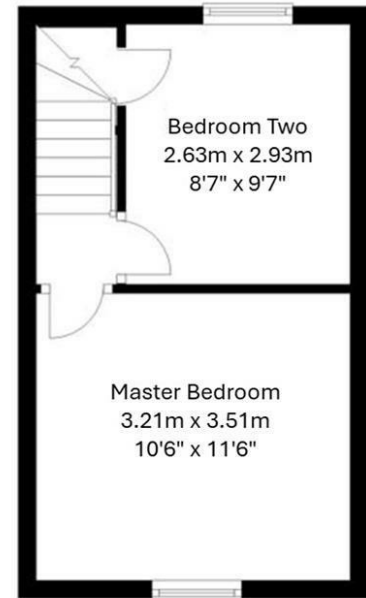
## Ground Floor



## Basement



## First Floor



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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