



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.

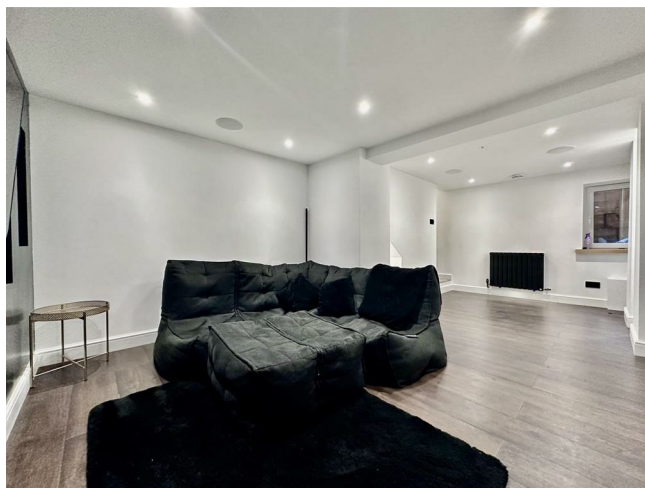
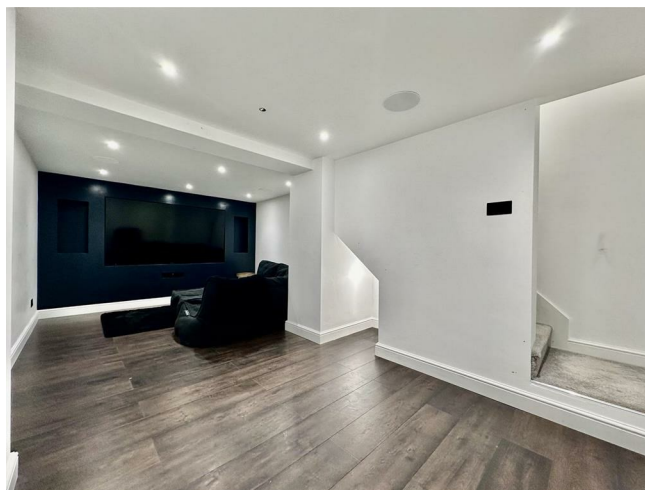
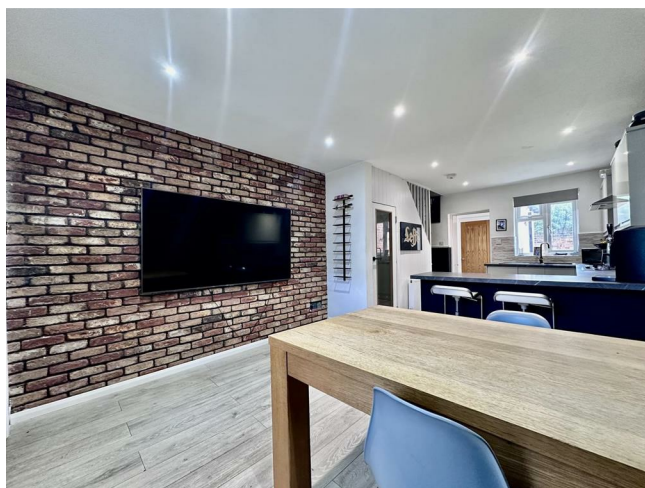
This property has the unique feature of a cinema room in the basement, fully equipped with built in speakers and a large screen!

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"





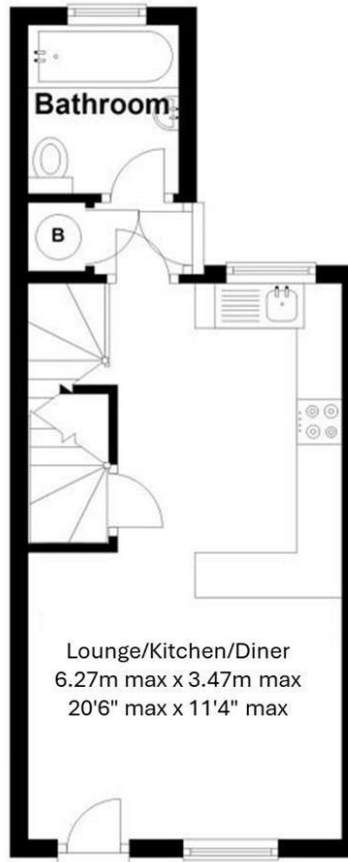


Floor plans

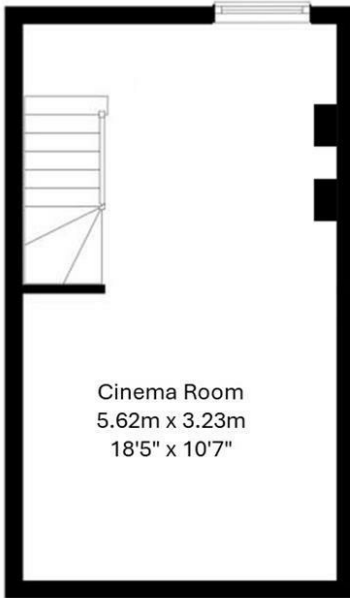


The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

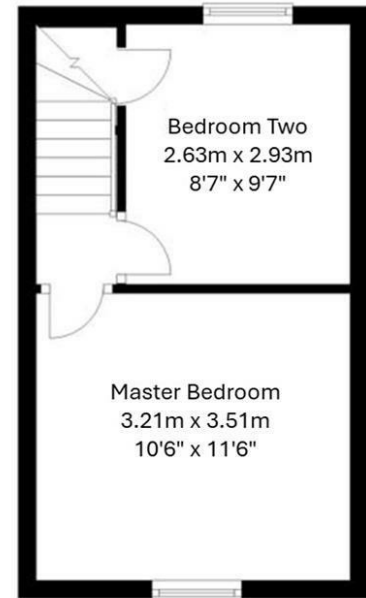
Ground Floor



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) A		91
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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