



Chesham Street | | Leamington Spa | CV31 1JS

Guide price £300,000

 **KINGSWAY**
ESTATE AGENTS

Chesham Street | Leamington Spa | CV31 1JS Guide price £300,000

Kingsway Estate Agents are delighted to present to the market this charming two-bedroom Victorian End-Terrace property situated in the heart of Leamington Spa.

The property offers lots of potential and begins with a welcoming entrance hallway, leading into a spacious living room featuring sash windows and a fireplace, separate dining room with a fireplace and a fitted kitchen with access to the rear garden.

Upstairs, the home features two generously sized double bedrooms and a spacious family bathroom.

- Victorian End Of Terrace
- Two Double Bedrooms
- Renovation Opportunity
- EPC Rating: TBC

Living Room

10'3" x 11'10" (3.14m x 3.62m)

Dining Room

12'0" x 10'8" (3.67m x 3.26)

Kitchen

10'3" x 6'9" (3.14m x 2.06m)

Bedroom One

13'8" x 8'8" (4.17m x 2.66m)

Bedroom Two

12'0" x 8'8" (3.68m x 2.66m)

Family Bathroom

10'5" x 6'9" (3.19m x 2.08m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

01926 760024
info@kingswayestateagents.co.uk
kingswayestateagents.co.uk