



**17 Princes Street**

Leamington Spa, CV32 4TY

  
**Spa Estates**  
— est. 1986 —













































17 Princes Street

A rare opportunity to purchase a well presented 2-bedroom Victorian terrace house in a quiet north Leamington Spa location and within easy reach of the town centre.

**ENTRANCE HALL** Welcoming entrance hallway with pendant light, leading to:

**LIVING ROOM** With feature log burner fireplace and double glazed window.

**DINING ROOM** with pendant light, double glazed window to rear and stairs to first floor with built in storage underneath. Doorway leading to:

**KITCHEN** Shaker style cabinets with oak style worktops and tiling to the splash back areas. Integrated appliances include; an electric oven, electric hob with cooker hood over and dishwasher. Tiled flooring, radiator, double glazed window to side elevation and a door to the courtyard garden. Door leading to:

**BATHROOM** Tiled walls, heated towel rail and a suite comprising of: low level flush w.c., vanity unit and basin with mixer tap over, bath with mixer shower over.

**BEDROOM ONE** Double glazed window, ceiling light point and radiator. Feature chimney breast.

**BEDROOM TWO** Double glazed window to rear aspect, ceiling light point and radiator.

**OUTSIDE** Small fore garden to front and walled courtyard to rear of the property with gated access to alleyway at rear.

**Location**  
Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

**Services**  
Mains water, electricity, drainage and telephone.

**Local Authority**  
Warwick District Council.

**Viewing Arrangements**  
Strictly via the vendors sole agents Spa Estates on 01926 754080.

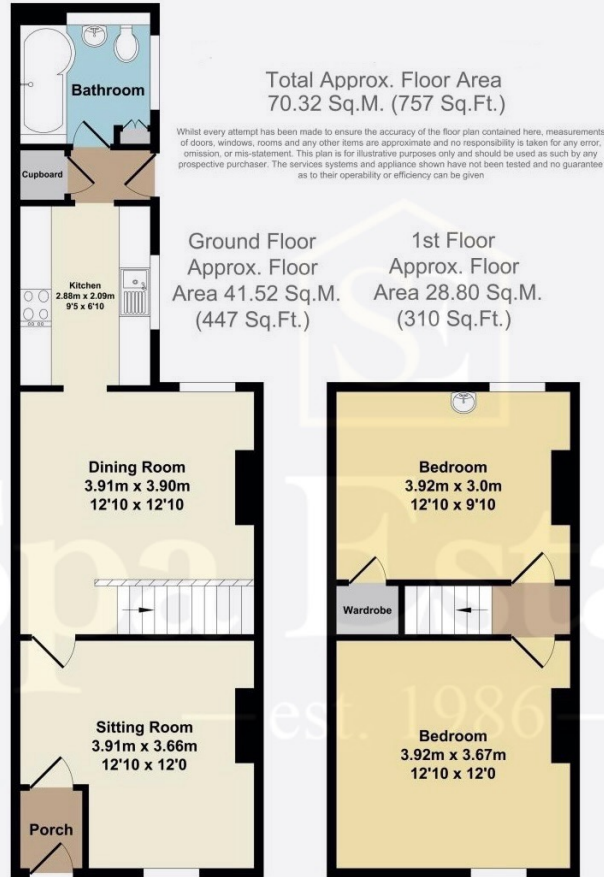
**Website**  
[www.spaestates.com](http://www.spaestates.com)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





**Spa Estates**

01926 754080

info@spaestates.com

spaestates.com

7 Clarendon Place, Leamington Spa, Warwickshire, CV32 5QL

