

## CAMPION TERRACE, LEAMINGTON SPA CV32 4SU



**A WELL MODERNISED BAY FRONTED END TERRACE VILLA WITH FOUR BEDROOMS RANGED OVER FOUR FLOORS.**

- End Terrace House
- Town Centre Location
- **FOUR BEDROOMS**
- Period Features & Two Log Burners
- Restrictions: Pet By Arrangement
  - Available Now
  - EPC: 50 (E)
  - Unfurnished
- Two Reception Rooms
- **VIEWING RECOMMENDED**

**4 BEDROOMS**

**£1,850 PCM**

**RE-AVAILABLE** Situated within walking distance of Leamington town centre this popular style Three/Four Bedroom townhouse is offered on an unfurnished basis.

The house is beautifully presented with granite worktops and hand painted kitchen cupboards. Wooden oak flooring throughout the ground floor. The property retains many of the original features, including the high ceilings and bay windows to the front of the house.

Available Now, Unfurnished

### **Entrance Hall**

#### **Living Room 13'10" x 13'4" (4.22 x 4.08)**

Wood burner, bay window to the front elevation and oak wooden flooring throughout.

#### **Dining Room 11'11" x 13'6" (3.65 x 4.14)**

Bay window, built-in cupboard and oak wooden flooring

#### **Rear Entrance Hall**

Cupboard and door leading to the garden.

#### **Kitchen 10'7" x 10'7" (3.23 x 3.23)**

Alcove for fridge and washing machine, rangemaster cooker and dishwasher. Hand painted kitchen cupboards

#### **Lower Ground Floor 11'9" x 15'3" (3.60 x 4.66)**

Log burner, window to rear.

### **Half Landing**

#### **Shower Room**

With low level wc, shower and obscure glazed window

#### **Bathroom**

Bathroom with claw bath. Two obscure windows, pedestal wash basin, low-level toilet, bidet

#### **Bedroom One 11'4" x 15'8" (3.47 x 4.78)**

Bay window to front, built-in cupboard.

#### **Bedroom Two 15'8" x 12'0" (4.80 x 3.68)**

Window to rear.

#### **Bedroom Three 5'8" x 8'9" (1.75 x 2.69)**

Window to front.

### **Second Floor Landing**

Velux window and storage.

#### **Loft Room 12'4" x 12'5" (3.77 x 3.79)**

Alcove and velux roof windows.

### **Tax Band**

The Council Tax Band is E

### **Holding Deposit**

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

### **Lettings Disclaimer**

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