



**31, Godfrey Close, Leamington Spa**

**£1,600 Per Month**



A spacious detached family home located in a quiet cul-de-sac area of Radford Semele, with local amenities and primary school nearby. The property benefits from a driveway, garage and attractive enclosed rear garden overlooking parkland.



Residential Estate Agents  
Lettings and Property Managers  
Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		73
(69-80)	C		
(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	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL