



John Cullis Gardens, Leamington Spa, CV32 6JP

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 30TH JULY - DEPOSIT ALTERNATIVE AVAILABLE *** Two Bedroom, Two-bathroom North Leamington contemporary house is situated off the Kenilworth Road providing easy access to the A46/M40 & rail network while also being within walking distance of Leamington Town Centre.

The accommodation comprises in brief: Entrance hall, breakfast kitchen with appliances (Fridge/Freezer and washing machine) open plan living dining room and downstairs cloak room.

Upstairs are two bedrooms, main bedroom with ensuite shower room and separate bathroom with full suite.

With one allocated car parking space. Additional parking can be found on the adjacent road (Northumberland Road) without the need for a permit. UNFURNISHED. Energy Rating C. Council Tax Band E.







Key Features

- AVAILABLE 30TH JULY - DEPOSIT ALTERNATIVE AVAILABLE
- Two Bedrooms, Two Bathrooms & Guest WC
- Leamington Spa
- House
- Unfurnished
- One Allocated Parking Space
- Walking Distance to Town Centre
- Excellent Commute Network
- Energy Rating C
- Council Tax Band E

£1,250 PCM