



Leicester Street, Leamington Spa, CV32 4TB

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 27th JUNE - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* Leicester Street, North Leamington Spa's is most popular and renowned for its array of period homes and superb convenience. Ideally positioned within walking distance of Leamington Spa town centre, residents can enjoy easy access to a wide range of shops, schools, cafés, restaurants and leisure facilities, including the nearby open spaces of Newbold Comyn.

This spacious home briefly comprises an entrance hallway leading to two separate reception rooms, a generous open-plan kitchen/diner, separate utility room and a ground floor shower room.

To the first floor are three double bedrooms and a family bathroom. Externally, the property benefits from a large rear garden and a spacious driveway providing parking for multiple vehicles.

Further benefits include excellent transport links, easy access to the M40, walking distance to Leamington Spa train station and convenient public transport connections nearby. Offered UNFURNISHED. EPC Rating: D. Council Tax Band: C. Please note that previous images have been used for illustrative purposes.







## Key Features

- AVAILABLE 27th JUNE
- DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Three Bedrooms, Two Reception Rooms, Two Bathrooms
- Semi-detached House
- Excellent Location, Close to Town Centre
- Nearby Nature Reserve and Sport Facilities
- Driveway Parking for Multiple Vehicles
- Energy Rating D
- Council Tax Band C

**£1,395 PCM**