



Strathearn Road, Leamington Spa, CV32 5NN

Property Description

*** AVAILABLE 2nd MAY *** This traditionally styled bay fronted mid terraced home is well appointed within a highly regarded north Leamington Spa location. Conveniently sited within easy reach of the town centre and all amenities and close to a good range of local facilities including shops, schools for all grades and recreational facilities.

In brief this property comprises: Living room with natural wooden flooring and feature fireplace, separate dining room with continuation of natural wooden flooring and additional feature fireplace, stairs behind a close-able door leads to the tanked cellar family room. Modern kitchen with excellent range of cupboards, appliances included (washing machine and fridge/freezer) and direct access to the rear garden.

To the first floor: Spacious sleek bathroom with walk in shower and separate bath, mostly tiled throughout. Generous double bedroom to the front elevation with built in storage and further double bedroom to the rear of the property with built in shelving which would make for an excellent work from home space.

With private rear garden with raised decked area and on street parking (permit required) this property is offered unfurnished. Energy Rating E. Council Tax Band C. (NO PETS ALLOWED)



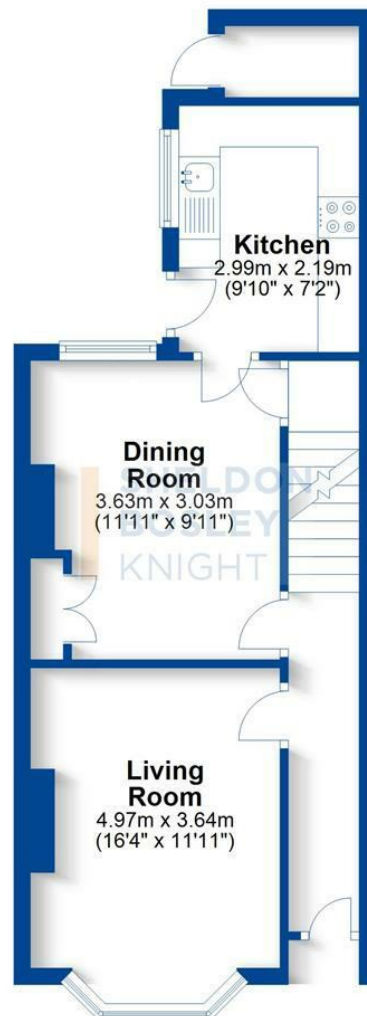


Key Features

- AVAILABLE 2nd MAY
- Leamington Spa
- 2 Bedrooms, 3 Reception Rooms
- Terraced House
- Unfurnished
- Walking Distance to Town Centre
- Private Rear Garden & On Street Parking
- Energy Rating E
- Council Band C
- NO PETS ALLOWED

Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



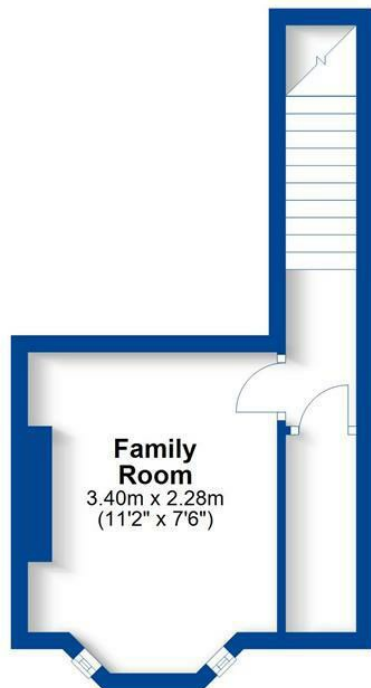
First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



Basement

Approx. 17.7 sq. metres (191.0 sq. feet)



Total area: approx. 94.4 sq. metres (1015.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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£1,225 PCM