

£525,000
Westgrove Terrace
Leamington Spa, CV32 6EA

PROPERTY SUMMARY

Let's be honest. Estate agents have a habit of crying wolf. Every ordinary home is described as "stunning" or a "rare opportunity", until the words lose all meaning.

Then, every once in a while—in nearly thirty years of valuing and selling homes—you walk through the front door of somewhere genuinely extraordinary. That's exactly the problem I have with No. 7 Westgrove Terrace.

Without hesitation, I believe this is the finest Victorian home currently available in Leamington Spa at this price point. Not the biggest. Not the cheapest. Simply the best in its class.

Hidden away at the end of Conway Road, Westgrove Terrace is one of Leamington's best-kept secrets. Follow the sandstone path

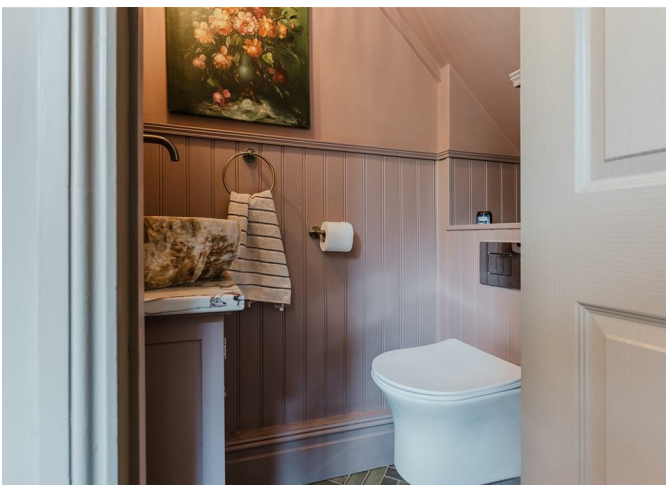
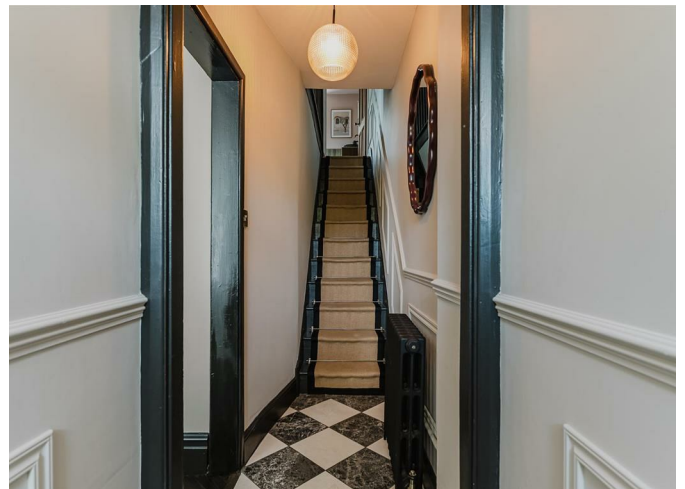
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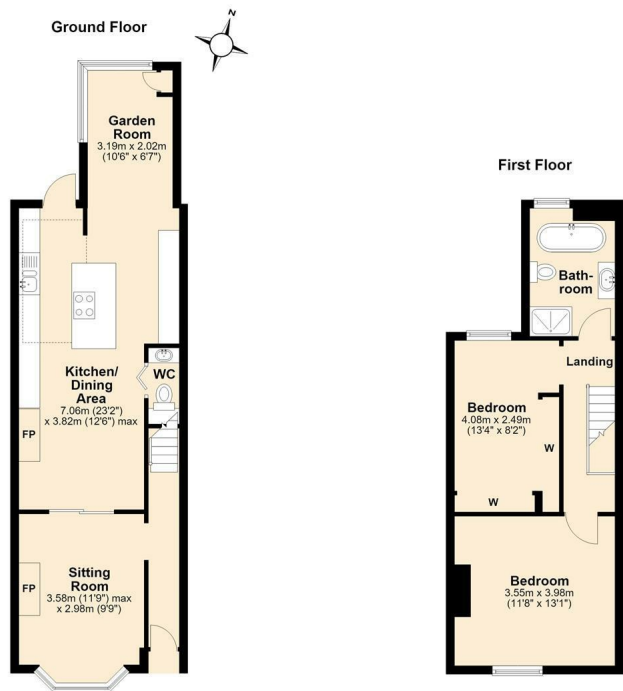
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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