# EAST GROVE, LEAMINGTON SPA, CV31 2AB

WILDLIFE

# Property Description

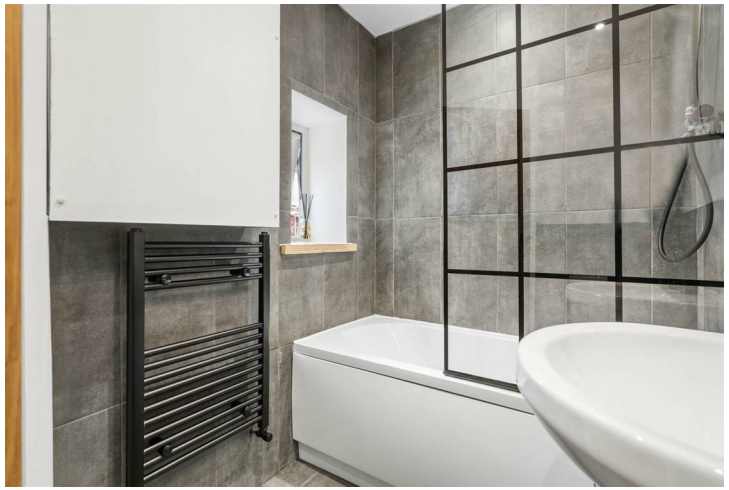
Situated on East Grove, this charming two double bedroom Victorian home offers the perfect blend of period character, modern comfort and an exceptionally convenient location. Just a 10-minute walk from Leamington Spa railway station and The Parade, and only moments from a highly regarded primary school, it is an ideal first purchase for professionals, commuters and young families alike.

Beautifully maintained and thoughtfully improved, the property retains a wealth of original features, including exposed wooden floorboards and attractive log-burning stoves in both reception rooms, creating warm and inviting living spaces full of character. The accommodation comprises a welcoming living room, separate dining room, fitted kitchen and a ground floor bathroom. To the first floor are two generous double bedrooms, both offering excellent proportions and an abundance of natural light.

Outside, the property enjoys a generous enclosed courtyard garden, providing an ideal setting for entertaining, relaxing or enjoying al fresco dining. Unrestricted on-street parking is available directly outside the property, adding further everyday convenience.

Benefitting from double glazing, gas central heating and an EPC rating of C, this delightful freehold home combines Victorian charm with practical modern living, withn walking distance of Leamington Spa's vibrant town centre, independent cafés, restaurants, shops and excellent transport links.

Early viewing is highly recommended.



# Key Features

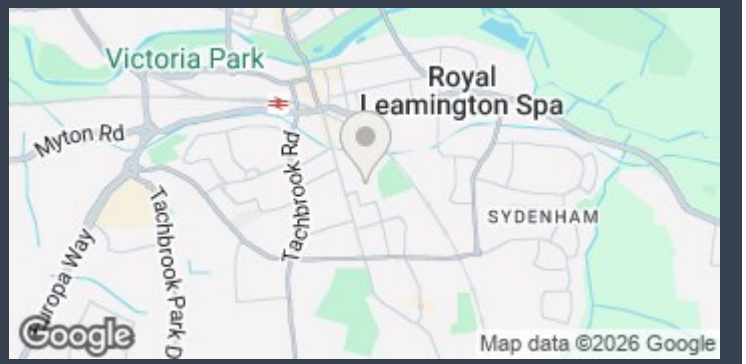
- Victorian Terraced Home
- Walking Distance to Railway Station and Parade
- Living Room with Log Burner
- Dining Room with Log Burner
- Kitchen
- Bathroom
- Two Double Bedrooms
- Generous Courtyard Rear Garden

**Local Authority** – Warwick

**Council Tax** – Band B

**Tenure** – Freehold

2 1 2 C

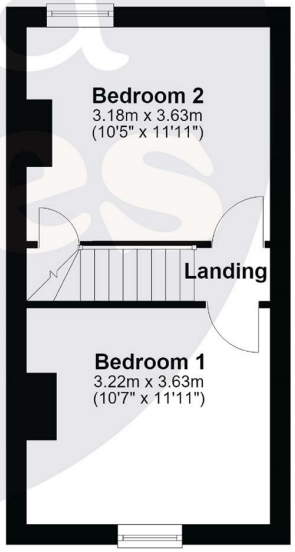


## Ground Floor

Approx. 35.7 sq. metres (384.5 sq. feet)

## First Floor

Approx. 26.8 sq. metres (288.9 sq. feet)




Total area: approx. 62.6 sq. metres (673.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

**To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.