



Suffolk Street, Leamington Spa, CV32 5YG

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 21st AUGUST *** This charming two-bedroom Victorian terraced home is ideally situated in the highly sought-after area of North Leamington Spa, just a short walk from the town centre. The property benefits from excellent transport links, with major bus routes nearby and the train station approximately 1.3 miles away.

The accommodation briefly comprises an entrance hall, a welcoming living room featuring a traditional bay window and log burner, and a separate dining room with wooden flooring and access to the cellar (please note the cellar is not tanked, and any storage use is at the tenant's discretion). The kitchen comes complete with appliances, including a fridge, freezer, and washing machine.

Upstairs, the property offers a spacious landing, two well-proportioned double bedrooms, and a generous bathroom fitted with a full suite, including a shower over the bath. The home retains many original period features and benefits from a courtyard-style garden to the rear.

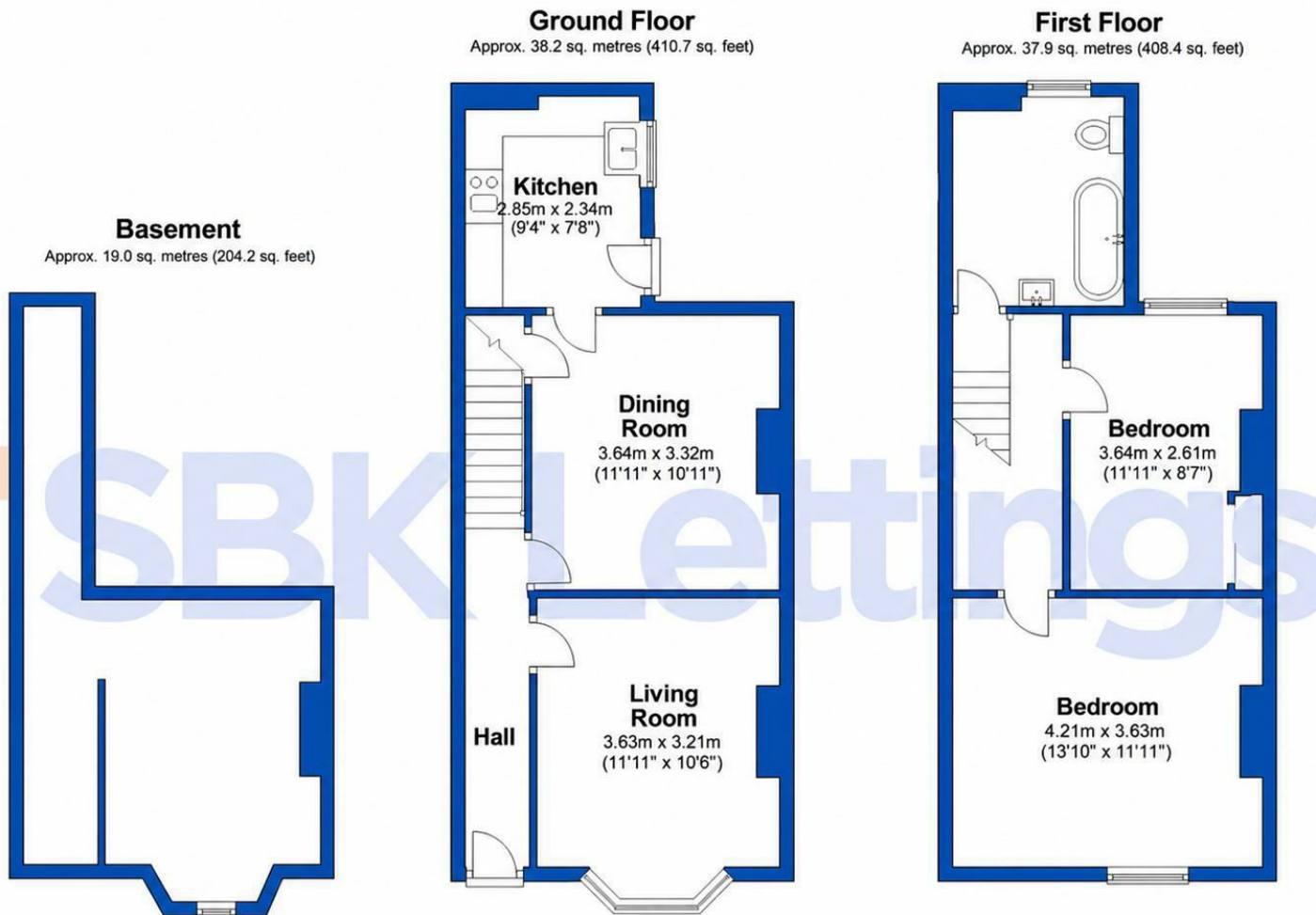
The property further offers on-street parking and is available unfurnished. Council Tax Band C. Energy Rating D.





Key Features

- AVAILABLE 21ST AUGUST
- Leamington Spa
- Two Bedrooms
- Terraced House
- Unfurnished
- Close to Town Centre
- Private Rear Courtyard Garden
- On Street Parking
- Council Tax Band C
- Energy Rating D



Total area: approx. 95.1 sq. metres (1023.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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SBK Lettings

£1,375 PCM