



## 6 Clapham Terrace , Leamington Spa, CV31 1HY

Asking Price £450,000



GLB are delighted to present this beautifully maintained three-bedroom home, ideally located in one of Leamington Spa's most desirable residential areas. Offering spacious interiors, modern finishes, and a private garden, this property perfectly combines comfort, style, and convenience — making it an excellent choice for first-time buyers, downsizers, or investors.

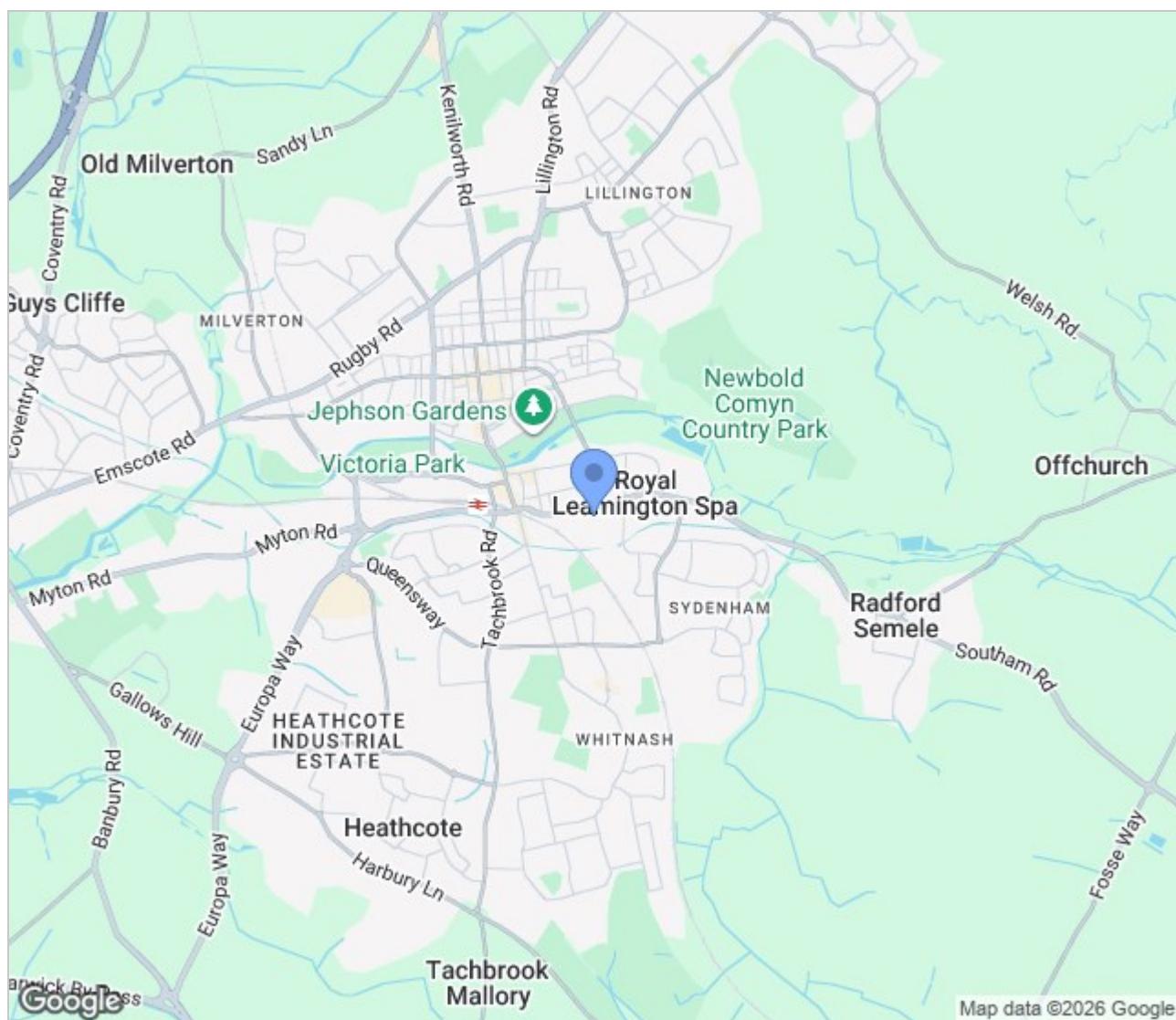
### Property Features:

Bright and spacious lounge creating a warm and welcoming atmosphere  
 Separate dining room – ideal for entertaining family and friends  
 Modern fitted kitchen complete with integrated appliances  
 Contemporary ground floor shower room  
 Stylish first-floor bathroom with shower over bath  
 Three bedrooms with plenty of natural light  
 Private rear garden with decking area – perfect for relaxing or outdoor dining  
 Useful basement providing excellent additional storage

Situated within easy reach of Leamington Spa town centre, this home benefits from close proximity to local shops, cafés, restaurants, and excellent transport links, offering the best of both convenience and lifestyle.



## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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