

Leicester Street, Leamington Spa, CV32 4TB

SBK Lettings

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Property Description

*** LET AGREED ***

Spacious Three Bedroom Period Home – Walking Distance to Leamington Spa Town Centre

A characterful three bedroom period home offering spacious and versatile accommodation across three floors, conveniently located within walking distance of Leamington Spa town centre.

Retaining a number of original features including sash windows, fireplaces and high ceilings, the accommodation comprises an entrance hallway, generous front living room with open fireplace, second reception room and a third bedroom, equally suited as a home office.

The lower ground floor provides a spacious family/dining room, separate kitchen with French doors opening onto the garden, utility room, cloakroom and cellar storage.

To the first floor are two double bedrooms, a family bathroom and separate WC.

Outside benefits include a south-facing, low-maintenance rear garden with gated access and unrestricted on-street parking to the front. Energy Rating D. Council Tax Band D.








Kitchen
3.77m x 2.35m
12'4 x 7'9
Family Room
4.28m x 3.94m
14'1 x 12'11
Snug / Office
3.20m x 2.56m
10'6 x 8'5
WC
N
Bedroom
3.77m x 2.35m
12'4 x 7'9
Sitting Room
3.95m x 3.37m
13'0 x 11'1
Drawing Room
4.38m x 3.19m
14'4 x 10'6
Bathroom
WC
Bedroom
3.96m x 2.73m
13'0 x 8'11
Bedroom
4.26m x 3.67m
14'0 x 12'0

Key Features

- LET AGREED
- Leamington Spa
- Terrace character house
- Three Bedrooms, Three reception rooms
- Accommodation across three floors
- Original features and high ceilings
- South-facing rear garden
- Unrestricted on-street parking
- Energy Rating D
- Council Tax Band C

SCAN HERE TO REGISTER YOUR INTEREST

£1,825 PCM