



Quarry Street | Leamington Spa | CV32 6AU

Offers in the region of £370,000



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Key features

- Spacious Victorian Sem-Detached
- Summer House/Garden Office
- Impressive Kitchen/Diner
- EPC Rating: D

Description

Kingsway Estate Agents are delighted to present this charming and stylish two-bedroom Semi-Detached Victorian property, situated in the sought after location of Old Milverton.

As you step inside, you're welcomed by a cosy living room, complete with a stunning original Victorian fireplace. The impressively designed open-plan kitchen and dining area is bright and spacious, ideal for modern living and entertaining, with patio doors opening directly onto the generous rear garden.

Upstairs, the first floor features a bright and spacious master bedroom, along with a well-appointed sizeable family bathroom boasting both a separate shower and a freestanding bath. The second floor offers a further generously sized bedroom with built-in wardrobes.

The standout feature of this home is the impressively long rear garden, which includes a lovely summer house at the far end—perfect for entertaining, working from home, or simply enjoying the outdoors.

This is a rare opportunity to acquire a high-quality home in one of Leamington's sought after locations. Early viewing is strongly recommended. Please contact us to arrange your visit.

EPC Rating: D



Kitchen/Dining Room

23'7" x 12'9"

Living Room

12'7" x 11'4"

Bedroom One

12'7" x 11'4"

Family Bathroom

10'5" x 6'9"

Bedroom Two

11'10" x 12'5"

Summer House

14'11" x 12'5"







Floor plans



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The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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