



Northcote Street, Leamington Spa, CV31 1DX

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE END AUGUST/EARLY SEPTEMBER *** Situated in a quiet residential position just south-east of Leamington Spa town centre, this attractive Victorian terraced home offers convenient access to the town centre, railway station, and the popular Jephson Gardens.

The accommodation briefly comprises an entrance hall, a welcoming living room featuring a characterful bay window and feature fireplace, and a dining room with timber flooring and built-in cabinetry. The fitted kitchen includes appliances, namely a washing machine and fridge/freezer.

To the first floor, there is a generous principal bedroom to the front aspect, complete with built-in wardrobes and a dressing area, along with a second double bedroom overlooking the rear.

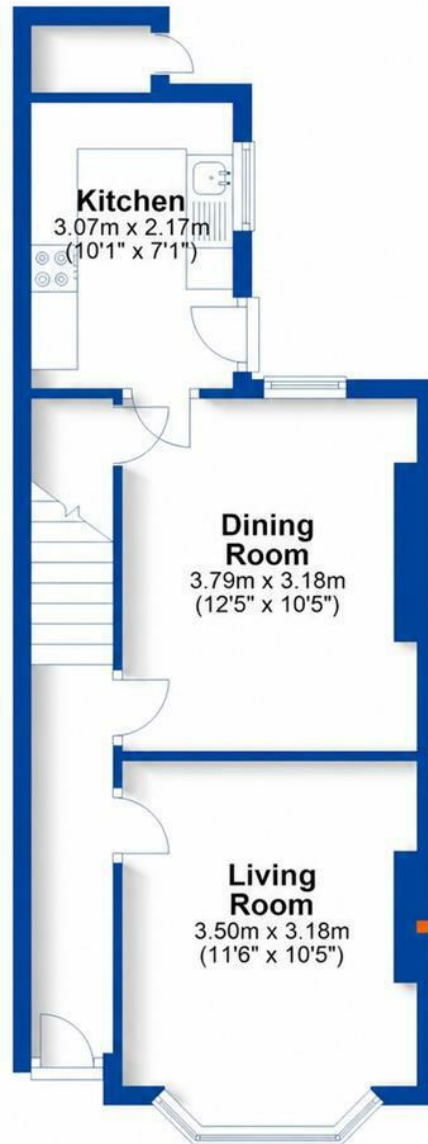
Externally, the property benefits from a charming courtyard-style garden with a brick-built store and rear access. On-street parking is available. Offered unfurnished. Energy Rating D. Council Tax Band C.





Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 76.2 sq. metres (820.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight not to be reproduced

Key Features

- AVAILABLE END AUGUST/EARLY SEPTEMBER
- Leamington Spa
- Two Double Bedrooms
- Character Terraced House
- Unfurnished
- Excellent Commute Access
- Walking Distance to Town Centre
- On Street Parking
- Energy Rating D
- Council Tax Band C

£1,295 PCM