

FOR SALE



Eagle Street, Leamington Spa

2 Bedroom, 1 Bathroom, End Terraced House

£270,000


MARTIN&CO



- Two double bedrooms
- Cosy living room with open fire
- Recently refitted kitchen & bathroom
- Newly fitted combination boiler
- Communal parking area at the rear
- Private rear garden
- Conveniently located
- No Chain

Situated in a convenient location with easy access to the town centre and railway station, this charming two bedroom end terrace home offers well presented recently renovated accommodation arranged over two floors.

The ground floor comprises a welcoming living room to the front, leading through to a dining area and contemporary kitchen, creating a sociable and practical space for modern living.

Upstairs there are two generously proportioned bedrooms and a modern bathroom fitted with an L-shaped bath.

Outside the property benefits from a well maintained rear garden with double gated rear access, providing a pleasant outdoor space and convenient access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY

10' 4" x 2' 9" (3.15m x 0.84m)

LANDING

12' 0" x 4' 5" (3.66m x 1.35m)

LIVING ROOM

11' 2" x 10' 8" (3.4m x 3.25m)

BEDROOM

13' 7" x 11' 6" (4.14m x 3.51m)

DINING ROOM

11' 8" x 11' 6" (3.56m x 3.51m)

BEDROOM

11' 7" x 6' 11" (3.53m x 2.11m)

KITCHEN

9' 3" x 8' 9" (2.82m x 2.67m)

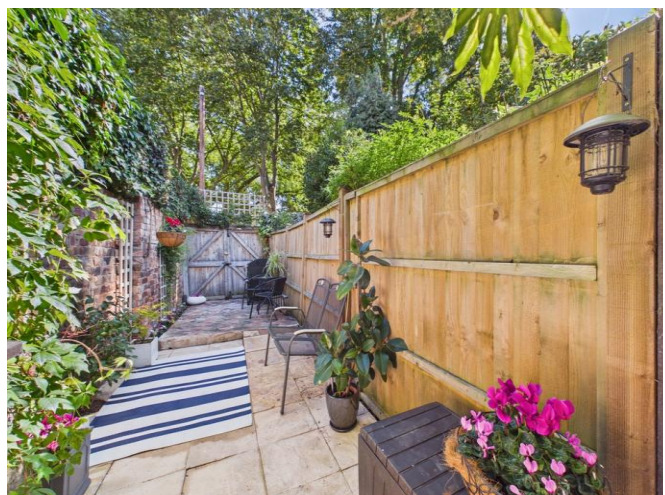
BATHROOM

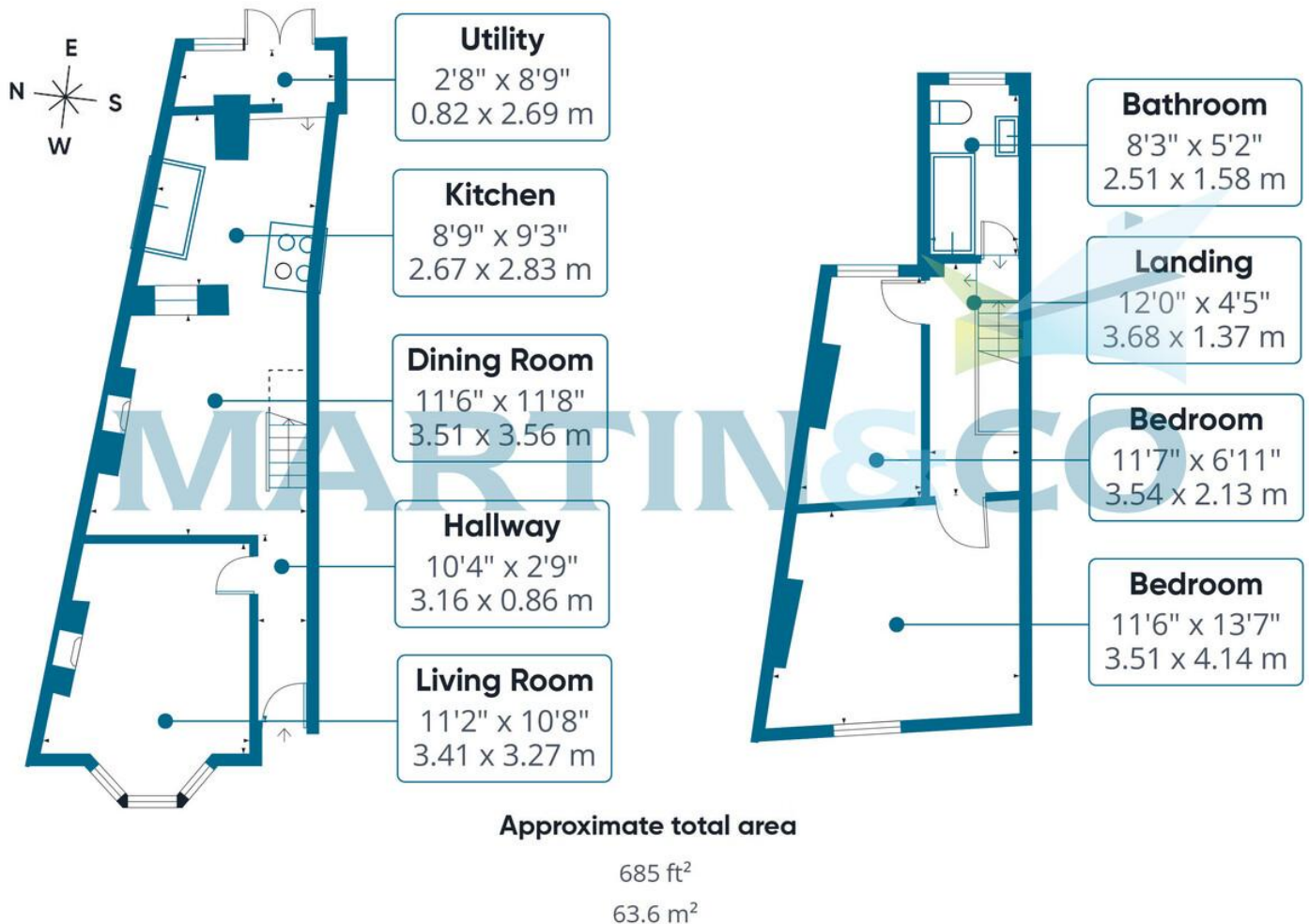
8' 3" x 5' 2" (2.51m x 1.57m)

UTILITY

8' 9" x 2' 8" (2.67m x 0.81m)

GARDEN





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