



Edmondscote Road, Leamington Spa, CV32 6AG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 10th JUNE *** This well-proportioned three-bedroom semi-detached home, located to the edge of Leamington Spa town centre, enjoys a highly convenient setting close to a wide range of local amenities. The property is within easy walking distance of Leamington Spa railway station, offering excellent rail links, and the open green spaces of Victoria Park. Leamington Spa town centre and Warwick are both easily accessible on foot, along with well-regarded primary and secondary schools, major supermarkets, and a nearby retail park.

The accommodation briefly comprises an entrance porch and hallway leading into a bright and spacious living room, with ample space to accommodate both seating and a dining area. There is a separate kitchen with a breakfast area and excellent storage options.

To the first floor are two generous double bedrooms positioned to the front and rear, both benefiting from built-in wardrobes, along with a third single bedroom that would also make an ideal home office. The family bathroom is fitted with a full suite, including a shower over the bath.

Externally, the property offers a private rear garden laid to lawn and off-road parking for multiple vehicles. The property is offered unfurnished. Energy Rating D. Council Tax Band C.





Key Features

- AVAILABLE 10th JUNE
- Leamington Spa
- Three Bedrooms
- Semi-Detached House
- Unfurnished
- Rear Private Garden
- Off Road Parking
- Walking Distance to Town/Train Station/Retail Park
- Energy Rating D
- Council Tax Band C

£1,450 PCM

