



£450,000
Norfolk Street

Leamington Spa, CV32 5YQ

PROPERTY SUMMARY

Handsome and larger than average, this elegant Victorian end-of-terrace home enjoys a highly desirable position just to the north-east of Leamington Spa's town centre. Perfectly placed for an easy Sunday stroll into town, you'll find yourself moments from artisan brunch spots, independent boutiques and the area's beautifully maintained, vibrant green spaces.

Beyond the striking metal railings, the property immediately makes an impression. Step inside and discover a wonderfully spacious and inviting interior, thoughtfully enhanced to stand out from the surrounding homes. At its heart is a professionally converted basement(ideal as a snug, home cinema or flexible living space) while above, three well-proportioned bedrooms are complemented by both a ground floor bathroom and a stylish first-floor en-suite.

Two additional reception rooms provide versatility for modern living, whether you're hosting friends, working from home, or simply

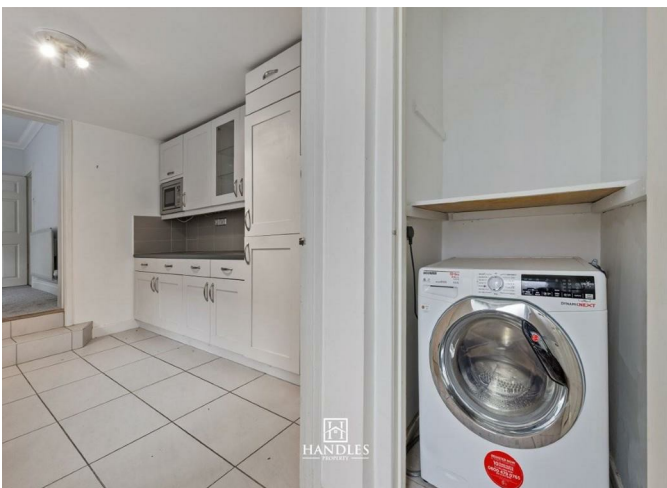
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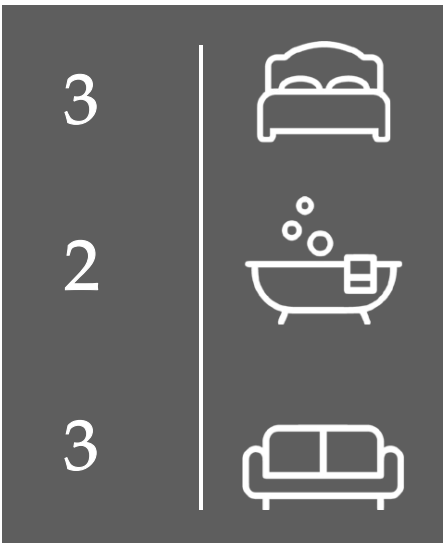
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Total area: approx. 124.9 sq. metres (1344.2 sq. feet)
 2 Norfolk Street, Leamington Spa



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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