



Shrubland Street, Leamington Spa, CV31 2AR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

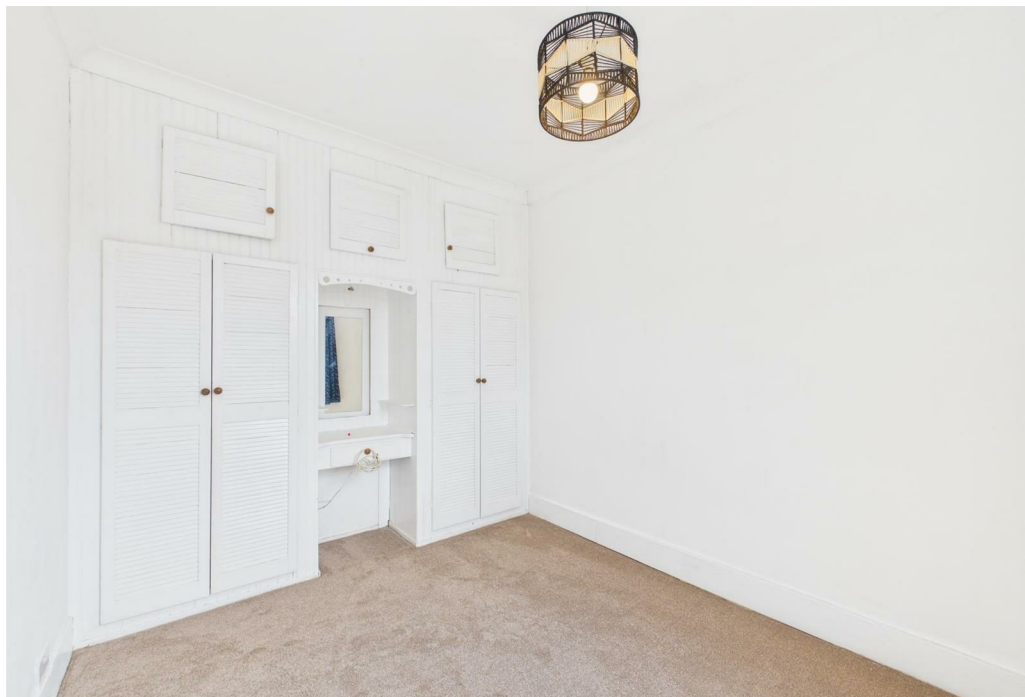
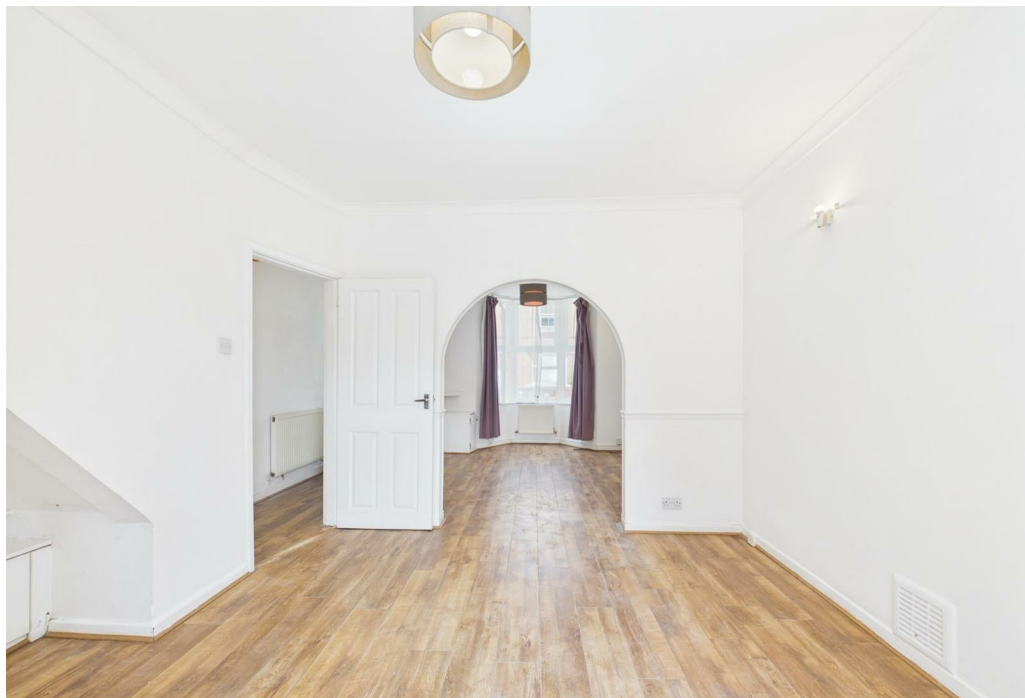
*** AVAILABLE NOW *** - This two bedroom Victorian terraced house is within walking distance to Leamington Spa town centre and ideally situated for the train station. This location offers a local convenience store, recreational park and falls within the catchment area of Shrubland Street Community Primary School which is on your doorstep.

The accommodation comprises in brief: Entrance hall, through living room with character bay window, through to the dining area with integrated storage, kitchen with appliances (fridge/freezer, washing machine & Tumble Dryer), with ample space for your own dining table and chairs.

To the first floor: Two generously sized double bedrooms with integrated storage and vanity area with newly fitted carpets to both bedrooms, stairs and landing. Family bathroom with full suite (electric shower over bath and a storage cupboard housing the gas central heating boiler with access to attic via a pull down ladder

To the rear of the property is a pebbled courtyard garden. With on street parking, no permit required this property is offered UNFURNISHED. Energy Rating D. Council Tax Band B.







Key Features

- AVAILABLE NOW
- Leamington Spa
- Two Double Bedrooms
- Terraced House
- Unfurnished
- Walking Distance to Town Centre
- Rear Courtyard Garden
- On Street Parking
- Energy Rating D
- Council Tax Band B

£1,200 PCM