



Conway Road, Leamington Spa, CV32 5PA

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

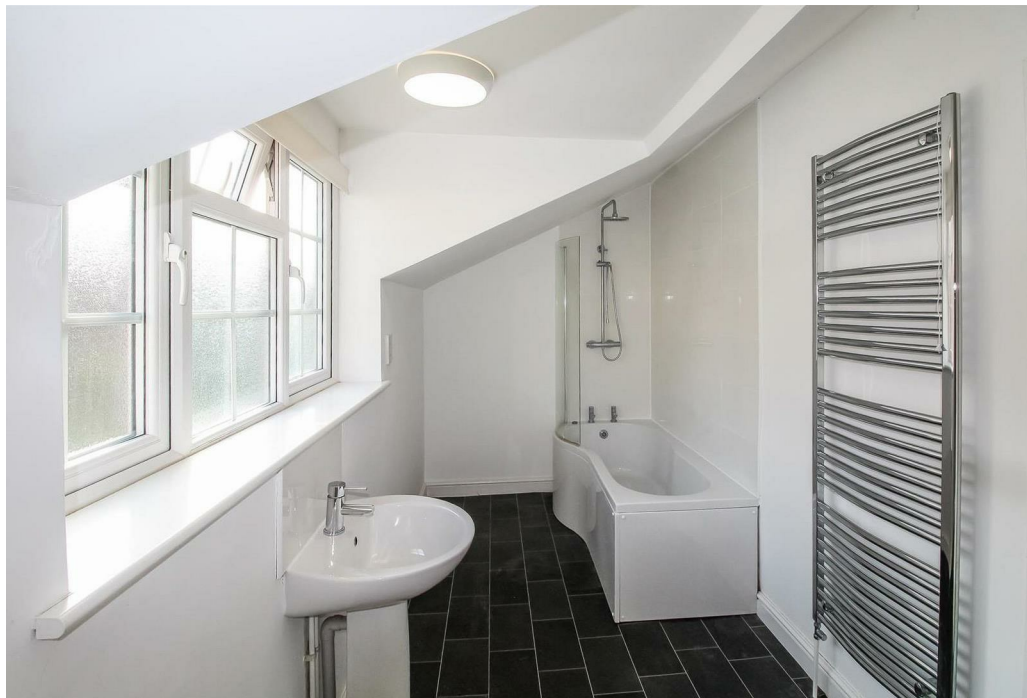
*** AVAILABLE MID JUNE - DEPOSIT ALTERNATIVE AVAILABLE *** Tucked away on a private no-through road in the sought-after area of North Leamington, this property is within walking distance of Leamington Spa town centre and the train station. It also benefits from easy access to local shops, schools, scenic riverside walks, and Victoria Park.

This generously proportioned home briefly comprises two reception rooms, including a living room with an attractive decorative only, feature fireplace, a modern breakfast kitchen with space for tenants' own appliances (please note these are not provided), and a ground floor WC.

Upstairs, there are three double bedrooms, with the main bedroom offering direct access to the rear garden via steps. The family bathroom is well-sized and fitted with a full suite, including a shower over the bath.

Outside, the property features a spacious private rear garden with both lawn and patio areas, as well as an external shed for tenant use. There is unrestricted on-street parking available. The property is offered unfurnished. Council Tax Band E. Energy Rating D







Key Features

- AVAILABLE MID JUNE
- Leamington Spa
- Three Double Bedrooms
- Detached House
- Private Rear Garden
- Walking Distance to Train Station
- Close to Town Centre
- Unrestricted Parking
- Energy Rating D
- Council Tax Band E

£1,495 PCM