



North Villiers Street, Leamington Spa, CV32 5XY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 21st JULY *** This charming two-bedroom Victorian terraced home is ideally positioned in the highly sought-after North Leamington Spa area, just a short stroll from the town centre, local cafés, restaurants, and excellent transport links. Combining period character with stylish modern touches, this attractive property offers spacious and well-presented accommodation throughout.

The ground floor briefly comprises an inviting entrance hallway leading into a generous open-plan living and dining room, beautifully enhanced by a large bay window that fills the space with natural light. To the rear, a modern fitted kitchen offers ample storage and workspace, complete with appliances including a fridge, freezer, dishwasher, and washing machine. There is also useful under-stair storage and direct access to the rear garden.

Upstairs, the first-floor landing benefits from an additional storage cupboard and leads to two well-proportioned double bedrooms. The principal bedroom enjoys a front-facing aspect and features an attractive cast iron fireplace, adding to the home's period charm. The stylish Mediterranean-inspired bathroom is finished predominantly with tiling and includes a corner bath, separate shower cubicle, wash basin, and WC.

Externally, the property benefits from on-street parking and a pretty courtyard-style rear garden, ideal for outdoor dining and entertaining. Offered UNFURNISHED. Council Tax Band C. Energy Rating D.





Key Features

- AVAILABLE 21st JULY
- Leamington Spa
- Two Double Bedrooms
- Terraced House
- Unfurnished
- Close to Town Centre
- On Street Parking
- Rear Private Courtyard Garden
- Energy Rating D
- Council Tax Band C

£1,450 PCM

