



PROPERTY  
SERVICES  
LIMITED



## 6 Clapham Terrace , Leamington Spa, CV31 1HY

Offers Over £475,000



GLB are delighted to present this beautifully maintained three-bedroom home, ideally located in one of Leamington Spa's most desirable residential areas. Offering spacious interiors, modern finishes, and a private garden, this property perfectly combines comfort, style, and convenience — making it an excellent choice for first-time buyers, downsizers, or investors.

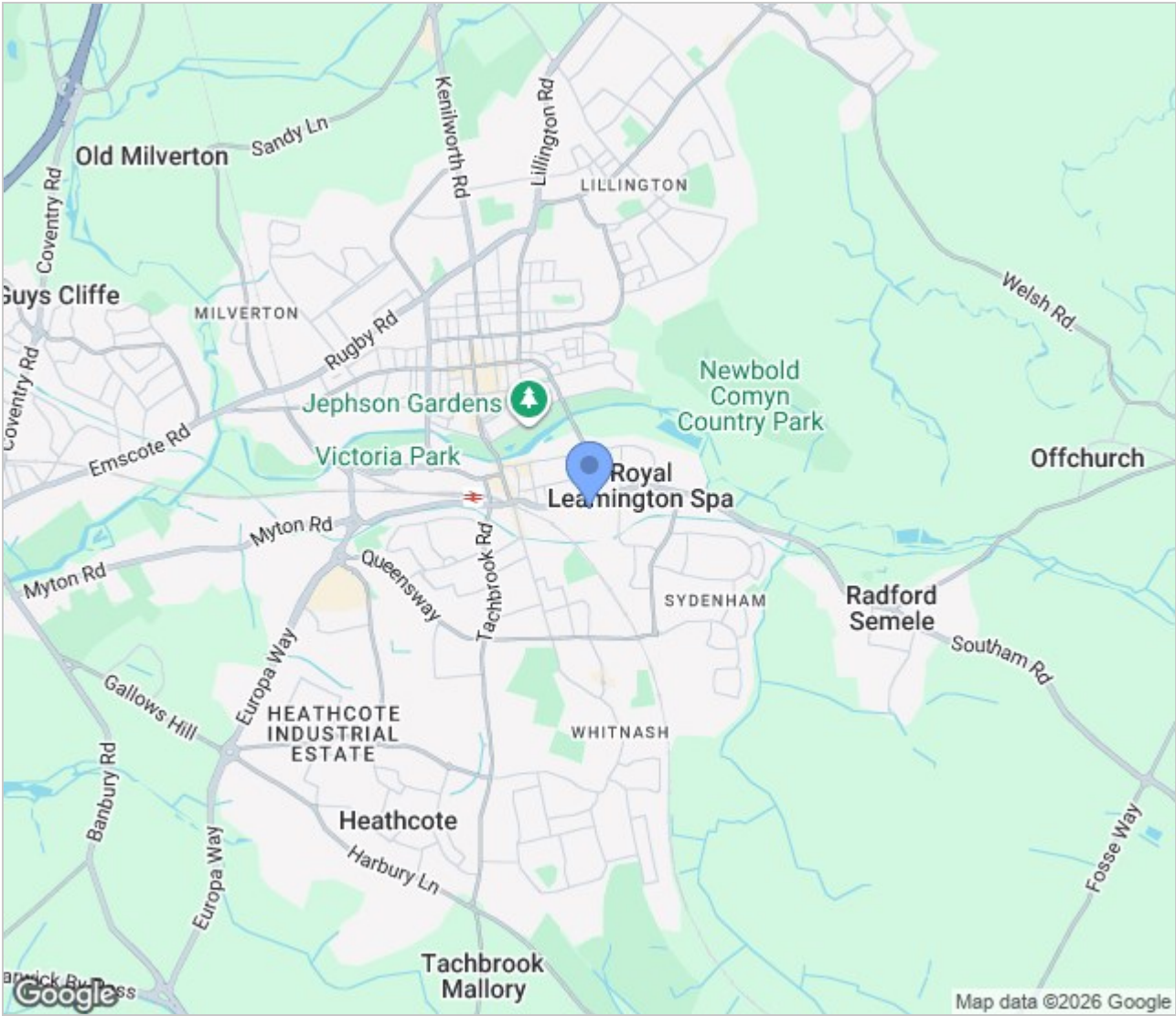
### Property Features:

- Bright and spacious lounge creating a warm and welcoming atmosphere
- Separate dining room – ideal for entertaining family and friends
- Modern fitted kitchen complete with integrated appliances
- Contemporary ground floor shower room
- Stylish first-floor bathroom with shower over bath
- Three bedrooms with plenty of natural light
- Private rear garden with decking area – perfect for relaxing or outdoor dining
- Useful basement providing excellent additional storage

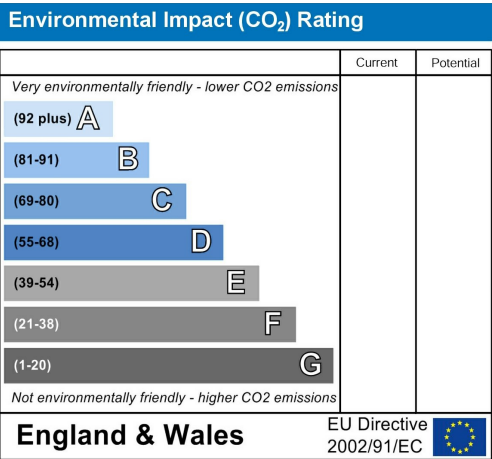
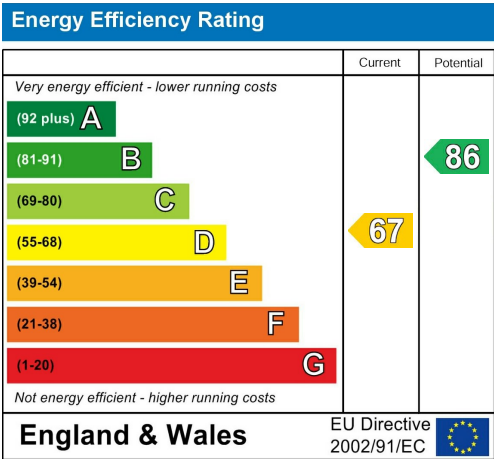
Situated within easy reach of Leamington Spa town centre, this home benefits from close proximity to local shops, cafés, restaurants, and excellent transport links, offering the best of both convenience and lifestyle.



Area Map



Energy Efficiency Graph



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