



Leicester Street, Leamington Spa, CV32 4TD

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Property Description

This semi detached property is ideally situated just a short walk from the town centre with the added benefit of a very large rear garden.

The property would make a great first home and offers excellent potential to extend subject to the usual consents.

Accommodation comprises - Entrance hall, living room with french doors leading to the rear garden, separate dining room, kitchen and cloakroom/w.c.

To the first floor there are three good sized bedrooms and a family bathroom.

Outside to the front there is driveway parking for two cars and to the rear a long garden with patio and lawn.





Key Features

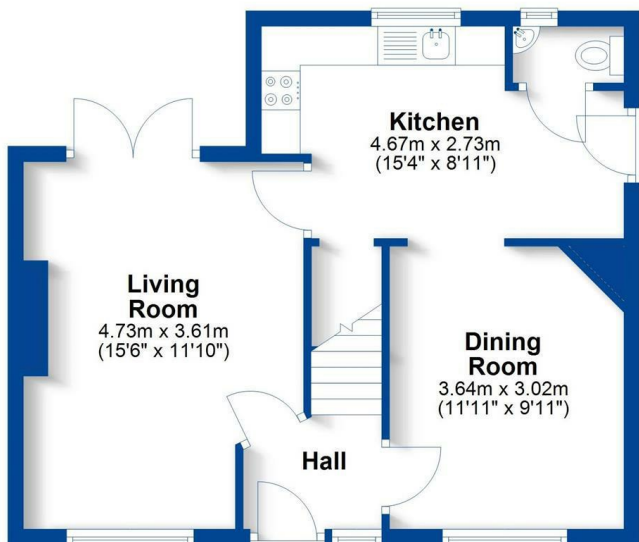
- Semi detached property
- Three bedrooms
- Easy walk into town
- Large rear garden
- Two reception rooms
- Driveway parking
- Great potential

**Offers Over
£425,000**



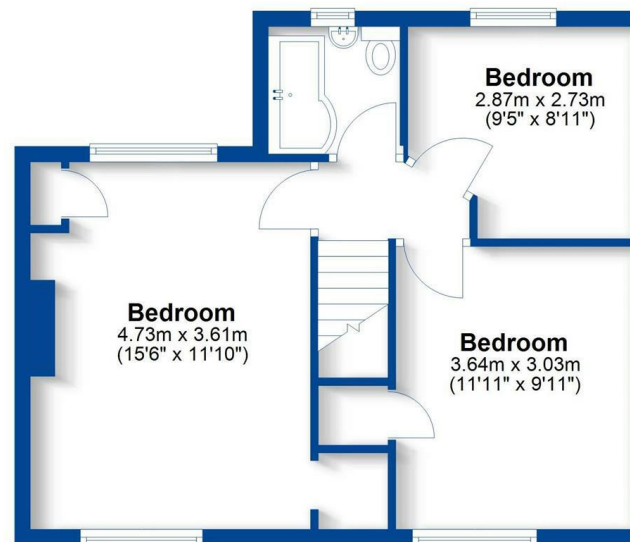
Ground Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 89.6 sq. metres (964.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Warwick District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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