



Clarendon Crescent, Leamington Spa, CV32 5NR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 29th APRIL - SINGLE GARAGE INCLUDED *** Detached two-bedroom coach house set within an extremely sought after, tucked away location to the northwest of Leamington Spa. Nestled amongst a backdrop of unique period properties, this desirable road provides quick and easy access to the town centre, train station, river walks and local parks.

This charming home comprises in brief: Modern breakfast kitchen with natural slate flooring, excellent range of units, island bar and appliances included (dishwasher & fridge/freezer). Living room with solid oak flooring throughout, log burner and French doors leading to the private courtyard garden, guest WC/cloakroom.

To the first floor: Two double bedrooms, both with ample storage options. Contemporary bathroom with slipper style standalone bath, separate shower and wall hung limestone hand basin.

Outside to the rear is a pretty enclosed courtyard with access to the single garage. There is also a front courtyard, parking for one car plus a single garage with electric door. Energy Rating D. Council Tax Band E. ONE PET CAREFULLY CONSIDERED.







Total area 67 sq.m (721 sq.ft) approx

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Key Features

- AVAILABLE 29th APRIL
- Leamington Spa
- Two Double Bedrooms
- Detached Coach House
- Desired location Close to Town Centre
- Off Street Parking & Single Garage
- Private Courtyard Garden
- Energy Rating D
- Council Tax Band E
- ONE PET CAREFULLY CONSIDERED

£1,595 PCM