



Whitnash Road, Leamington Spa, CV31 2HW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** APPLICATION RECEIVED ***

Charming Grade II listed, 2 double bedroom thatched cottage. This unique home is well situated in Whitnash, close to all local amenities and good transport/commute links nearby.

This property comprises in brief: Open plan kitchen/dining room with log burner and appliances included (washing machine and fridge/freezer), the rear stable door provides direct access to the private garden. Living room to the front elevation with share of the dual log burner. Under stair cupboard for storage use.

To the first floor: Two well proportioned double bedrooms, bedroom to the rear elevation includes mirrored wardrobes and garden views, bathroom with full suite including shower over bath.

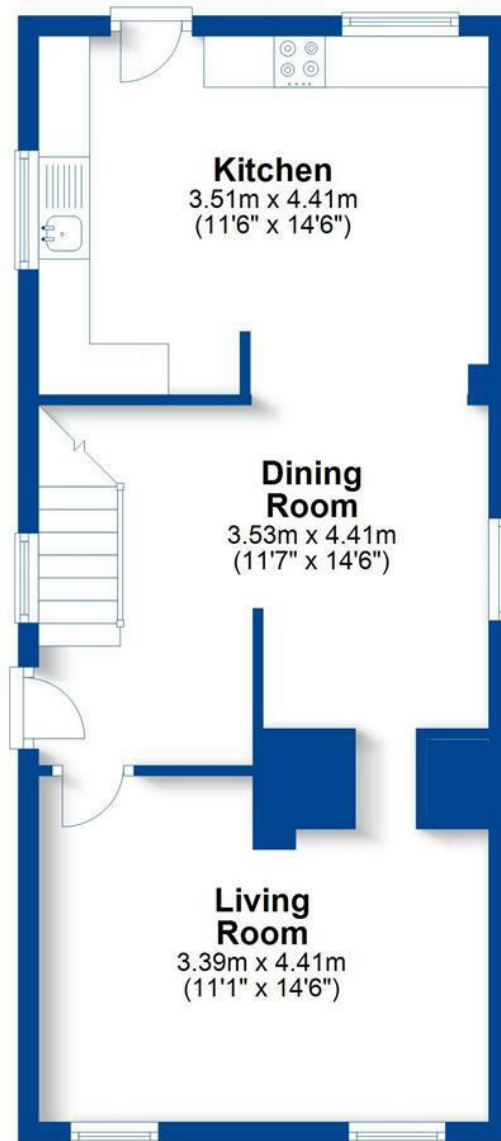
With an enclosed rear garden mainly laid to lawn and with patio area, brick storage and off road parking this property is offered UNFURNISHED. Council Tax Band E. Energy Rating D. *Redecoration to take place* (NOT SUITABLE FOR CHILDREN & STRICTLY NO PETS ALLOWED)





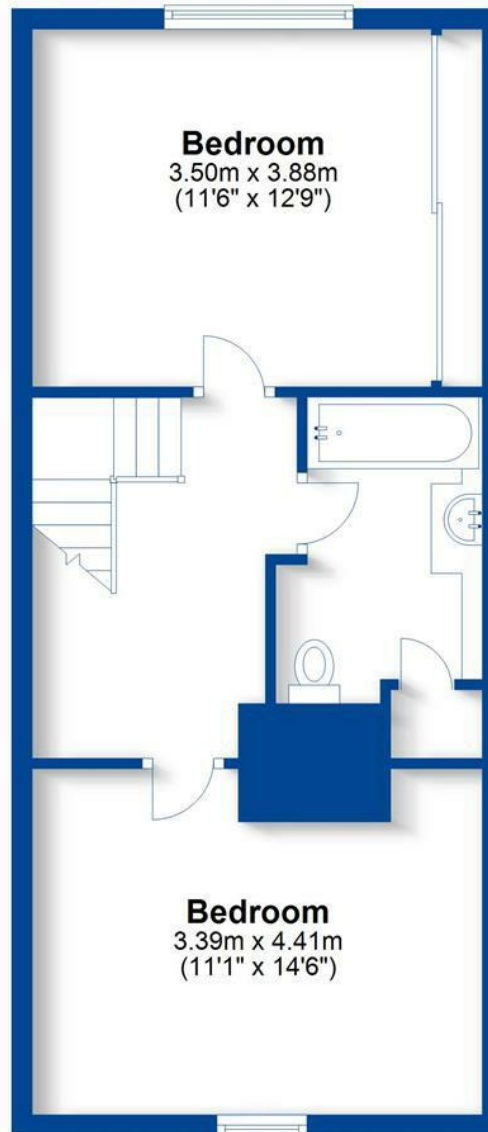
Ground Floor

Approx. 46.9 sq. metres (504.3 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 93.8 sq. metres (1009.9 sq. feet)

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

Key Features

- AVAILABLE END MAY
- Whitnash, Leamington Spa
- 2 Double Bedrooms
- Grade II Listed Cottage
- Unfurnished
- Rear Private Garden
- Off Road Parking & Garage
- Council Tax Band E
- Energy Rating D
- NOT SUITABLE FOR CHILDREN & NO PETS ALLOWED

£1,150 PCM