



Ranelagh Terrace, Leamington Spa, CV31 3BS

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
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# Property Description

\*\*\* AVAILABLE 13th FEBRUARY -  
DEPOSIT ALTERNATIVE AVAILABLE \*\*\*

This two bedroom end of terraced house is situated to the south of Leamington Spa and within walking distance to the town centre and train station. Excellent commute access and a fabulous array of local amenities along with close proximity to major supermarkets.

This modern home comprises in brief: Entrance hall, living room with character bay window and feature fireplace, dining room with cast iron fireplace, good sized galley kitchen with appliances included (fridge/freezer & dishwasher), separate utility room with WC and appliances included (washing machine).

To the first floor: Two double bedrooms and generous bathroom with full suite including shower over bath. With a small gravelled courtyard area to the side of this home and on street parking, this property is offered UNFURNISHED. Council Tax Band B. Energy Rating D

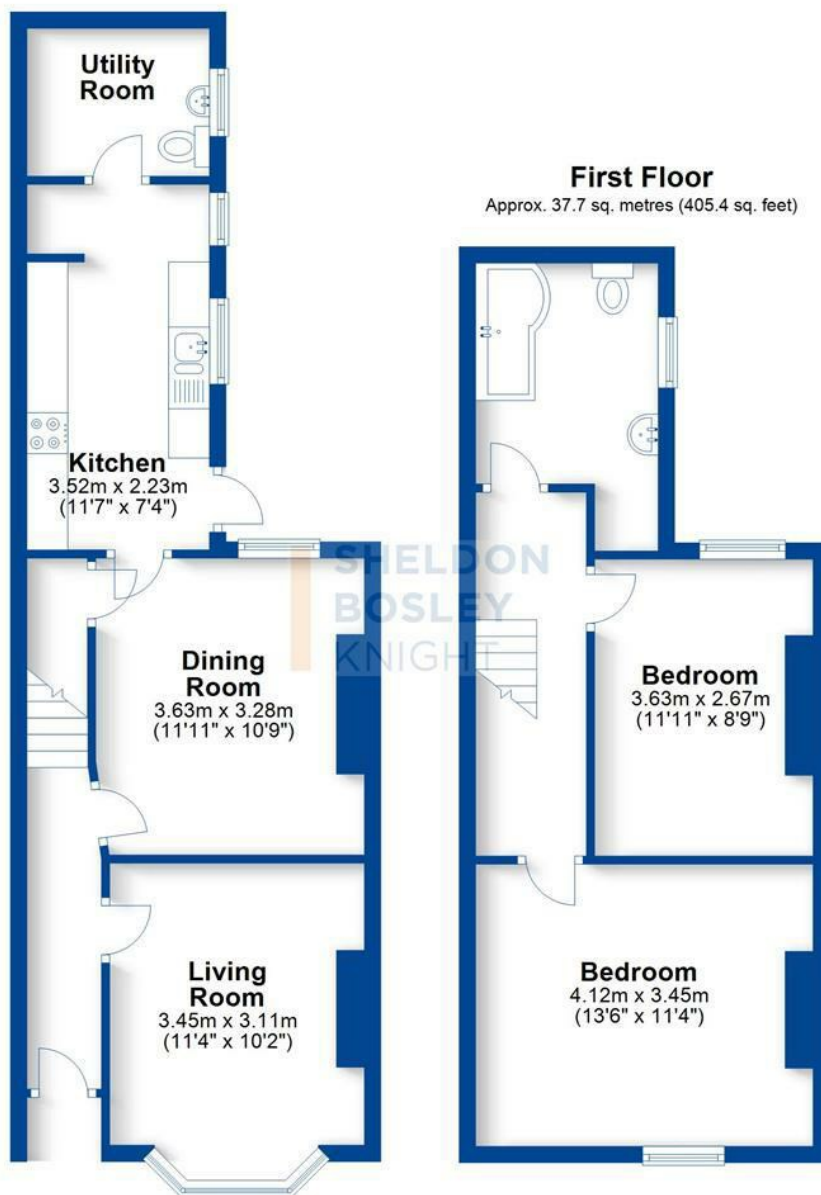






### Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 82.0 sq. metres (882.2 sq. feet)

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

- AVAILABLE 13th FEBRUARY - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- 2 Double Bedrooms
- End of Terraced House
- Unfurnished
- Close to town Centre & Train Station
- Private Side Gravelled Courtyard Garden
- Separate Utility Room & Guest WC
- Council Tax Band B
- Energy Rating D

**£1,295 PCM**