



SHELDON  
BOSLEY  
KNIGHT  
**TO LET**  
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Leam Terrace, Leamington Spa, CV31 1DE



# Property Description

\*\*\* AVAILABLE EARLY APRIL \*\*\* A spacious and characterful semi detached 5 bedroom villa, located on one of Leamington's most sought after roads, within walking distance of Jephson Gardens and the town centre. The property has a wealth of contemporary styling and character features and provides excellent family living space.

The accommodation comprises in brief: Reception hallway, cloakroom/guest WC, living room with bay window and feature fireplace, dining room which also has a feature fireplace. Modern breakfast kitchen with appliances included (American style fridge/freezer & dishwasher). Velux windows and bi fold doors leading to the rear private garden.

To the first floor: Principle bedroom to the front elevation with large ensuite wet room. Further double bedroom, small bedroom to the front elevation which well suits a walk in wardrobe/infants bedroom or office space. Deluxe family sized bathroom with roll top stand alone bath, dual vanity units and open shower.

To the second floor there are two further large double bedrooms and a shower room.

With low maintenance paved rear garden, garage storage and driveway parking to the front this wonderful family home is offered minimally, unfurnished. Energy Rating E. Council Tax Band F. Pets Considered.





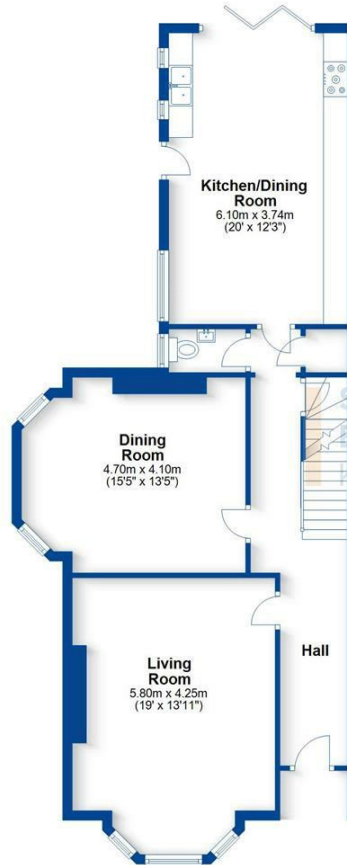


# Key Features

- AVAILABLE EARLY APRIL
- Leamington Spa
- Five Bedrooms, Three Bathrooms, Two Receptions
- Semi - Detached Villa
- Desired Location
- Executive Family Home
- Off Street Parking
- Private Rear Garden
- Energy Rating E
- Council Tax Band F

£3,000 PCM

**Ground Floor**  
Approx. 84.2 sq. metres (906.8 sq. feet)



**First Floor**  
Approx. 76.7 sq. metres (825.4 sq. feet)



**Second Floor**  
Approx. 54.1 sq. metres (582.4 sq. feet)



Total area: approx. 253.6 sq. metres (2729.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
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**Basement**  
Approx. 38.6 sq. metres (415.0 sq. feet)

