



Clarendon Street, Leamington Spa, CV32 4PE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 9th JUNE *** Two-bedroom mid-terrace character located to the edge of Leamington Spa town centre. This superbly situated home provides almost instant access to the fabulous array of independent shops, bars and restaurants the town has to offer. Walking distance to the train station, major bus routes and commute access is convenient to reach Fosse Way, M40 Corridor and A46 with ease.

This well-proportioned home comprises in brief: Internal porch, living room with character bay window and second reception room/dining. Galley kitchen with garden outlook and appliances included (stand- alone fridge/freezer, washing machine and dishwasher), direct access to the rear private courtyard garden.

To the first floor: Two double bedrooms, one bedroom to the front elevation with built in cupboard and ensuite shower room. Second double bedroom to the rear elevation with ensuite bathroom with full suite including standalone bathtub and shower cubicle.

With pretty courtyard garden to the rear of the property and on-street parking (permit required) this home is offered UNFURNISHED. Council Tax Band C. Energy Rating D.





Key Features

- AVAILABLE 9th JUNE
- Leamington Spa
- Mid-Terrace Character House
- Two Bedrooms, Two Bathrooms
- Excellent Location
- Pretty Courtyard Garden
- On Street Parking with Permit Required
- Walking Distance to Train Station
- Energy Rating D
- Council Tax Band C

£1,395 PCM