



Leam Terrace, Leamington Spa, CV31 1DN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 20th AUGUST *** This three-bedroom terraced house boasts contemporary fittings and fixtures throughout and is situated within walking distance of the town centre, train station and Newbold Comyn nature reserve.

This property comprises in brief: Hallway, living room with feature working log burner, dining room/second reception room, open plan breakfast kitchen with appliances included (fridge/freezer and dishwasher). Separate utility room (which houses the washing machine and tumble dryer) and with WC. Patio doors lead to the rear courtyard garden and provides direct access to the alleyway.

To the first floor: Double bedroom to the rear elevation with feature cast iron fireplace and carpeted throughout, single bedroom/dressing room with built in cupboard and further feature cast iron fireplace. Generous light and bright bathroom with separate shower cubicle and bath. To the second floor: Double bedroom with Velux windows, eaves storage and savvy clothes hanging space to the voids.

With plenty of on street parking (with no permit required) this property is offered UNFURNISHED. Council Tax Band C. Energy Rating D.







Key Features

- AVAILABLE 20th AUGUST
- Leamington Spa
- Three Bedrooms, Two Reception Rooms
- Terraced House
- Unfurnished
- Close to Town Centre & Train Station
- Courtyard Garden
- Ample On Street Parking
- Council Tax Band C
- Energy Rating D

£1,525 PCM