



Leam Terrace, Leamington Spa, CV31 1DW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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Property Description

*** AVAILABLE NOW -PETS CONSIDERED

*** An elegant, four storey, four bedroom town house positioned on an attractive, broad tree lined road within walking distance of Leamington Spa town centre, Jephson Gardens and Newbold Comyn. This gorgeous home offers flexible, spacious accommodation and the style and quality on offer is evident for all to see.

The accommodation comprises in brief: Entrance hall, through living/dining room with dual aspect view, stairs down to the lower ground floor with spacious kitchen with adjoining breakfast room with direct access to the rear private garden and appliances included (washing machine, dishwasher and fridge/freezer) and cloaks/W.C. To the first floor there is a generous principle bedroom to the front elevation, further double bedroom with excellent built in storage facilities, additional cloaks/W.C. To the top floor there are a further two double bedrooms and good sized family bathroom with full suite including stand alone roll top bath and separate double shower with rain fall shower head.

With a long walled garden backing onto allotments being partly laid to lawn and with a useful large summer house with power and lighting offering scope for outdoor office this property is offered unfurnished. Energy Rating D. Council Tax Band D. Pets Considered





Key Features

- AVAILABLE NOW
- Leamington Spa
- 4 Bedrooms, 3 Reception Rooms
- Character Town House
- Unfurnished
- Close to Town Centre & Train Station
- Private Rear Garden & Summer House
- Energy Rating D
- Council Tax Band D
- PETS CONSIDERED

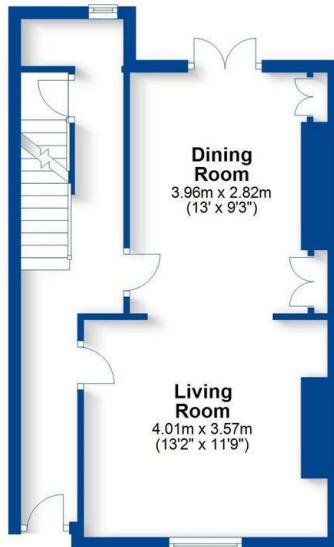
Lower Ground Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



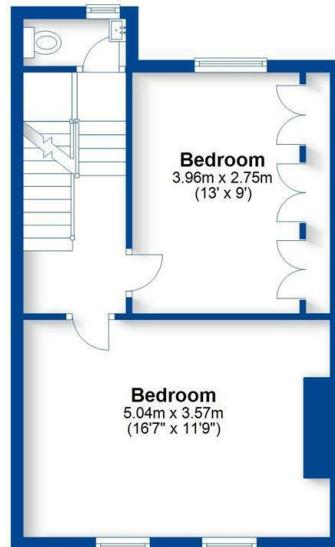
Ground Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



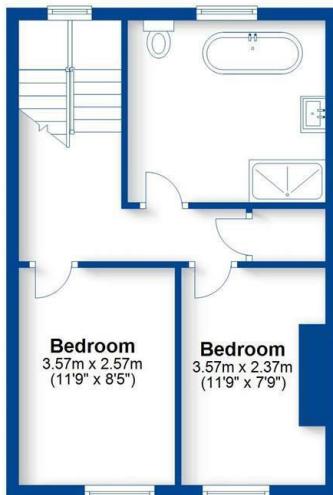
First Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Second Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 156.8 sq. metres (1687.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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£2,500 PCM