



Wathen Road, Leamington Spa, CV32 5UX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A handsome double bay fronted victorian villa located in this hugely popular road in North Leamington. The property is handily located and is just a short walk from the town centre.

The property is being sold with no upward chain and is presented in lovely condition throughout with a great mix of character features and modern elements. The accommodation briefly comprises - Entrance hall, living room with bay window and feature fireplace, separate dining room open to the staircase with french doors leading to the rear garden, modern refitted kitchen with range of integrated appliances. Leading on from the kitchen is a lovely conservatory with glass lantern roof and french doors to the garden.

On the first floor there are three double bedrooms, a smart family bathroom and an additional w.c. Outside to the rear there is a recently hard landscaped courtyard garden paved with slate. There is gated rear access which leads to a further elevated garden area.



Key Features

- Handsome Victorian home
- Very popular location in North Leamington
- Close to the town centre
- Three bedrooms
- Kitchen and conservatory
- Living room and dining room
- No Chain



**Guide Price
£550,000**

Entrance hall

Living room
14'10" x 12'7"

Dining room
12'5" x 14'4"

Kitchen
13'1" x 10'2"

Conservatory
8'7" x 8'7"

Bedroom
14'11" x 10'8"

Bedroom
12'5" x 11'2"

Bedroom
9'6" x 10'3"

Bathroom

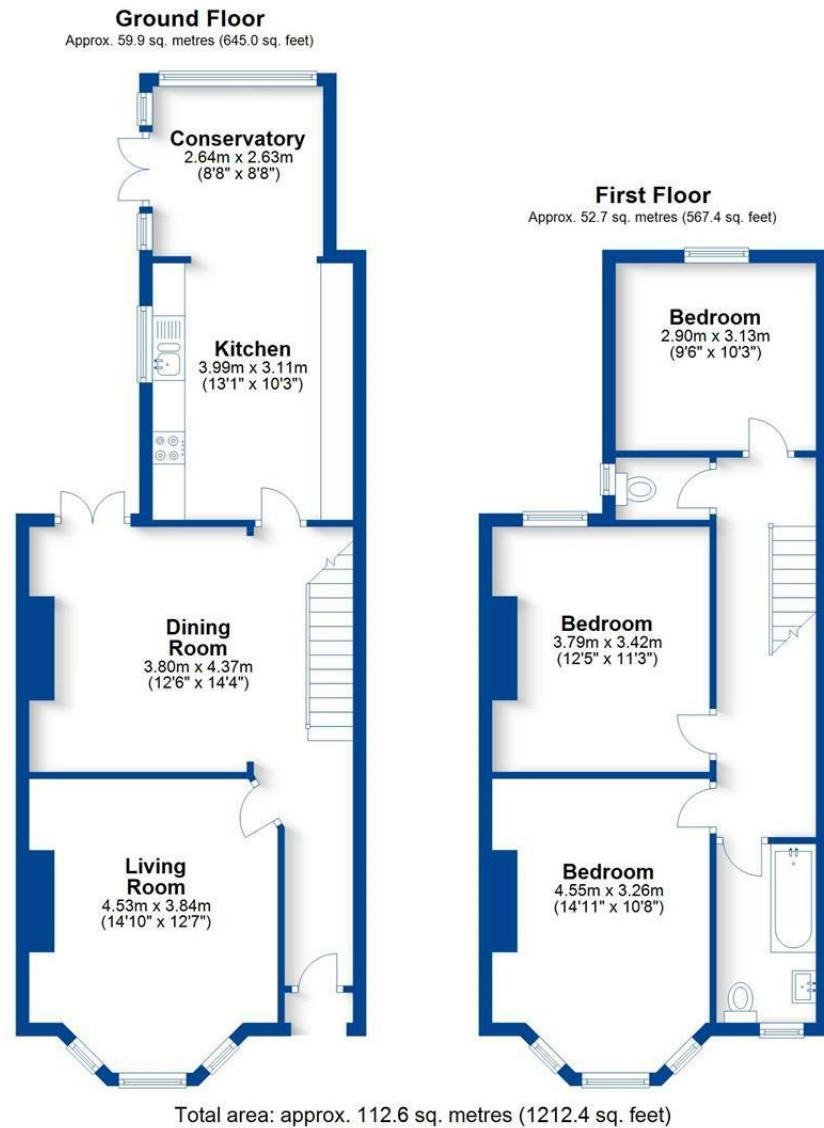
Additional w.c







Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Warwick District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING & ARCHITECTURE

COMMERCIAL

STRATEGIC LAND

NEW HOMES

BLOCK MANAGEMENT

RURAL



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