



Trinity Street, Leamington Spa, CV32 5YN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This converted former period stable block has been renovated throughout and offers deceptively spacious and versatile accommodation of circa 1900 sq ft. The property would be suitable for family living or a great investment buy having previously been a student rental generating £33,000 pa.

The property just a short walk from the town centre and is being sold with no upward chain. The accommodation, which is arranged over three floors, comprises - Living room, open plan kitchen/dining/sitting room with bi fold doors leading directly to the rear courtyard, and cloakroom/w.c.

To the first floor there are three large double bedrooms, one with an ensuite, and a further family bathroom. To the second floor there is a further large bedroom with an en suite.

Outside to the rear there is an enclosed decked rear courtyard garden.



## Key Features

- Period conversion
- Town centre location
- Four double bedrooms
- Three bathrooms
- 1900 sq ft
- Courtyard garden
- Spacious open plan kitchen/living/dining room
- No chain
- EPC: C

**Guide Price  
£650,000**



## Ground Floor

### Living Room

22'4" x 15'9"

### Guest Cloakroom

### Open Plan Kitchen/Dining Living Room

29'3" x 13'9"

## First Floor

### Bedroom

17'9" x 14'9"

### Bedroom

11'5" x 11'1"

### Shower Room

### Bedroom

15'9" x 10'10"

### En Suite Shower Room

## Second Floor

### Bedroom

15'9" x 14'7"

### En Suite Shower Room

**Tenure: Freehold**

**Local Authority: Warwick District Council**

**Council Tax Band: E**

**EPC: C**



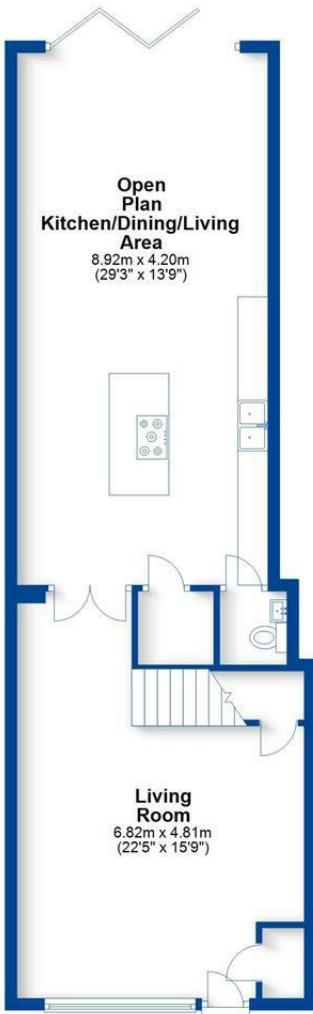




# Floorplan

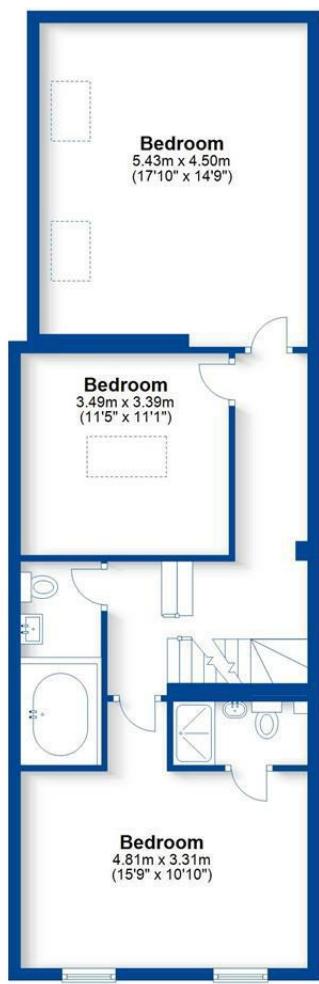
## Ground Floor

Approx. 70.3 sq. metres (756.7 sq. feet)



## First Floor

Approx. 74.5 sq. metres (801.5 sq. feet)



## Second Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



Total area: approx. 175.8 sq. metres (1891.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced



EPC Rating - C

Tenure - Freehold

Council Tax Band -

Local Authority

# 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](http://sheldonbosleyknight.co.uk)



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