



Leam Terrace, Leamington Spa, CV31 1DW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
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# Property Description

\*\*\* AVAILABLE 24th JULY -PETS CONSIDERED - DEPOSIT ALTERNATIVE AVAILABLE \*\*\* 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 principal 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 standalone 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. \*Please note that previous furnished images have been used for illustrative purposes\*





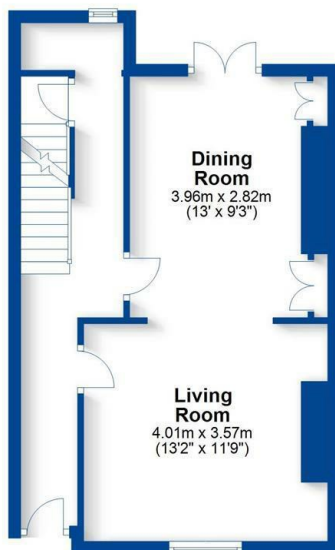
# Key Features

- AVAILABLE 24th JULY - DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Four Bedrooms, Three 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

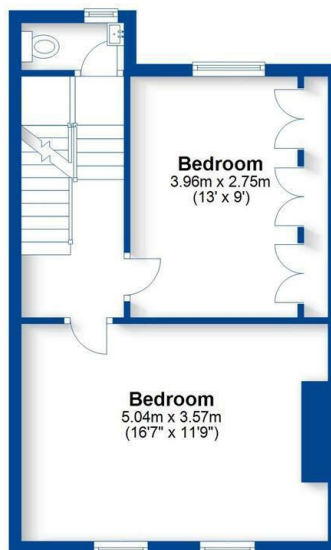
**Lower Ground Floor**  
Approx. 38.6 sq. metres (415.1 sq. feet)



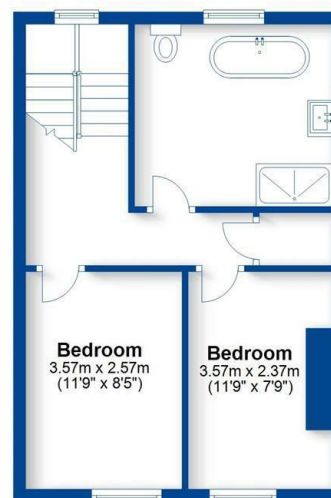
**Ground Floor**  
Approx. 39.7 sq. metres (427.5 sq. feet)



**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**