



Clapham Terrace, Leamington Spa, CV31 1JE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 22nd JUNE *** This well extended two bedroom mid terraced house is situated in the south of Leamington Spa and well positioned for access to the town centre and train station by foot. Excellent commute routes to Fosse Way , M40 and A46. This property comprises in brief: Entrance hall, living room with character bay window, dining room with under stair storage cupboard, modern kitchen with appliances included (fridge, freezer & dishwasher), separate utility room/porch with washing machine and tumble dryer, ground floor WC and separate bathroom with shower over bath. To the first floor: two well proportioned double bedrooms. Bedroom to the rear elevation includes an ensuite bathroom with roll top bath and separate shower. With on street parking and private rear garden, laid to patio and shed included, this property is offered unfurnished. Council Tax Band B. Energy Rating D. (NO PETS ALLOWED)







Key Features

- AVAILABLE 22nd JUNE
- Leamington Spa
- 2 Bedrooms, 2 Bathrooms
- Terraced House
- Unfurnished
- Close to Town Centre & Train Station
- On Street Parking & Private Rear Garden
- Energy Rating D
- Council Tax Band B
- NO PETS ALLOWED

£1,050 PCM