



Charlecote Gardens, Leamington Spa, CV31 1GE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 10th MAY *** - DEPOSIT ALTERNATIVE AVAILABLE - This two-bedroom semi-detached house is situated in a quiet cul de sac in a popular residential development located to the south of Leamington Spas town centre. This positioning provides excellent commute access for the Fosse way, close to M40 corridor, bus routes and local amenities, including a major supermarket.

The accommodation briefly comprises: Entrance hall, living/dining room, new kitchen with appliances (fridge, freezer & washing machine, one double bedroom, one spacious single bedroom and bathroom with full suite including shower over bath.

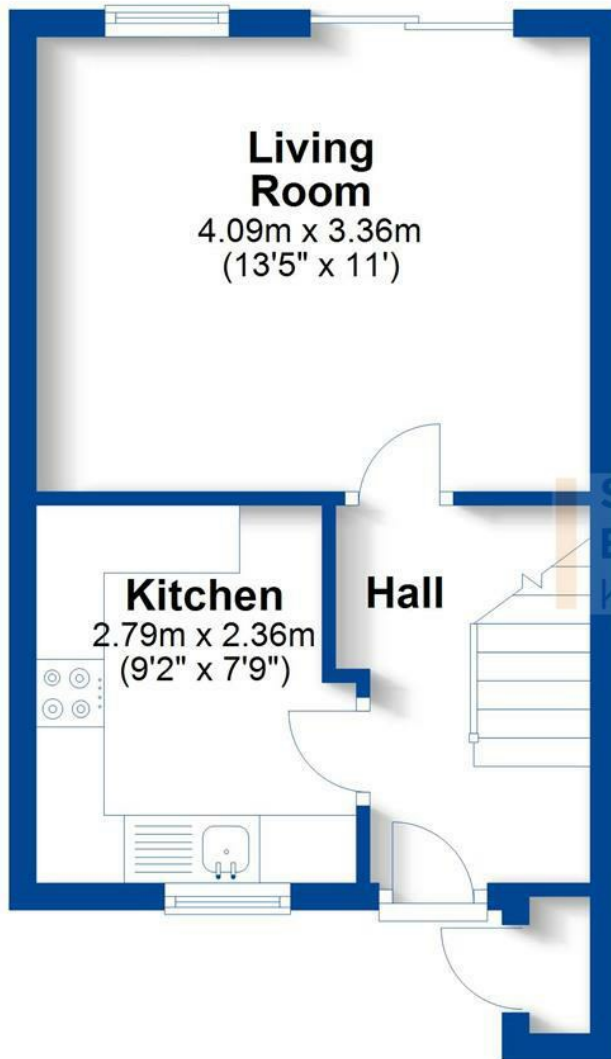
With a driveway providing off road parking for two cars, gardens to the front and rear this property is offered UNFURNISHED. Council Tax Band C. Energy Rating D.





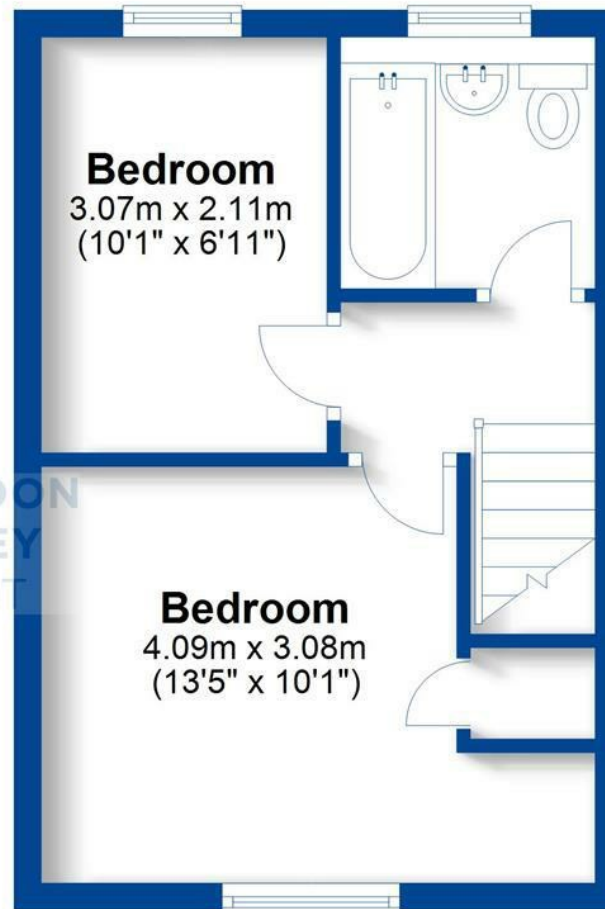
Ground Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.2 sq. feet)



Total area: approx. 51.6 sq. metres (555.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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Key Features

- AVAILABLE 10th MAY
- DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Semi-Detached House
- Unfurnished - Two Bedrooms
- Close to Nature Reserve & Local Amenities
- Private Rear Garden
- Driveway Parking
- Energy Rating D
- Council Tax Band C

£1,100 PCM