

## ST MARY'S TERRACE, LEAMINGTON SPA CV31 1JT



- Character Property
- Two Double Bedrooms
- Walking Distance of The Parade
- Two reception rooms
- Landscaped garden
- Available April 2026
- Garage En Bloc
- Council Tax - C
- EPC - D

2 BEDROOMS

£1,300 PCM

A well-presented, Characterful Two Bedroom Property, within walking distance from Leamington's Parade.

The property benefits from a bright living area complimented by a large bay window and feature fireplace and a second reception room for dining. Attractive modern kitchen, provides a range of wall and base units, ample worktop space, washing machine, full size fridge freezer and gas hob and fan oven. Two large double bedrooms and well maintained bathroom. Landscaped garden to rear, and use of single garage en block included.

Available April 2026, on an unfurnished basis.

Viewing highly recommend.

#### **Hallway 3'0" x 15'5" (0.92 x 4.70)**

Long hallway with a tiled floor, newly carpeted stairs to the 1st floor.

#### **Living Room 12'8" x 12'0" (3.88 x 3.68)**

Large bay window to the front elevation, wooden flooring throughout, feature fireplace, storage cupboards in the alcoves, radiator and TV point.

#### **Dining Room 12'1" x 13'5" (3.70 x 4.11)**

Double glazed sash window to the rear elevation overlooking the garden, newly carpeted and repainted, radiator, storage cupboard under the stairs and internet point. Door leading to the kitchen.

#### **Kitchen 7'11" x 10'7" (2.42 x 3.23)**

Range of shaker style floor and wall units with wood effect worktops. Window to the side elevation overlooking the garden, complete with stainless steel sink under the window, gas hob, electric extractor fan and oven, freestanding fridge freezer and washing machine, boiler and back door to the garden.

#### **Landing 12'1" x 5'0" (3.70 x 1.53)**

#### **Master Bedroom 12'1" x 16'4" (3.69 x 4.99)**

Wooden flooring throughout, feature fireplace, 2 double glazed sash windows to the front elevation, radiator and TV socket.

#### **2nd Bedroom 10'11" x 12'2" (3.34 x 3.71)**

Wooden flooring throughout, feature fireplace, double glazed sash window to the rear elevation overlooking the garden, radiator.

#### **Bathroom 10'4" x 7'10" (3.15 x 2.40)**

White suite complete with bath, WC, sink and separate freestanding shower, grey tile effect vinyl flooring, radiator and storage cupboard above the sink.

#### **Outside**

Rear walled garden laid mostly to lawn, patio area directly outside the back door, back gate for rear access to the property.

Garage En Bloc

#### **Tax Band**

Council Tax Band C

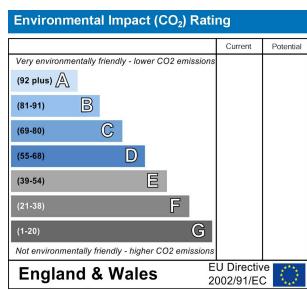
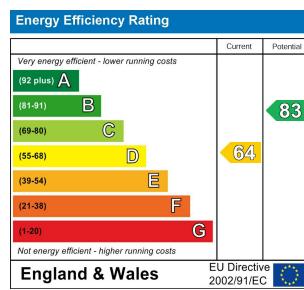
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## Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



www.hawkesford.co.uk t: 01926 430 553 f: 01926 430 538 e: leamington@hawkesford.co.uk