

Clapham Terrace, Leamington Spa, CV31 1HZ

SBK Lettings

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Property Description

*** AVAILABLE EARLY JANUARY - MODERN HOME WITH EXCELLENT LOCATION *** This well extended two-bedroom mid terraced character home 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 through dining room with character bay window and direct access to the rear private garden via patio doors. Fitted kitchen with appliances included (fridge/freezer and washing machine), under stair storage and breakfast bar with garden outlook.

To the first floor: Generous main bedroom to the front elevation with carpet throughout, second double bedroom to the rear elevation with built in wardrobes and continuation of carpets. Modern bathroom with full suite including separate shower.

With ample on-street parking and low maintenance rear courtyard garden this property is offered UNFURNISHED. Energy Rating C. Council Tax Band B. *Please note that the floorplan is not exact, this is for illustrative purposes.













Key Features

- AVAILABLE EARLY JANUARY 2027
- Leamington Spa
- Two Bedrooms
- Terraced Character House
- Modern Presentation Throughout
- Open Plan Living/Dining
- Rear Private Courtyard Garden
- Energy Rating C
- Council Tax Band B
- Excellent Location

SCAN HERE TO REGISTER YOUR INTEREST

£1,425 PCM