



House

12 EAST GROVE, LEAMINGTON SPA, CV31 2AJ

Per Calendar Month

£1,200 Per

FEATURES

- End Of Terraced House
- Through Lounge/Dining Room
- Fitted Modern Kitchen
- Walled Courtyard Garden
- Two Double Bedrooms
- Ground floor Bathroom
- Bright and Airy Throughout
- Close To Local Amenities



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2 Bedroom House located in Leamington Spa

*** EMAIL ENQUIRIES ***AVAILABLE FOR IMMEDIATE OCCUPATION *** Nestled in the charming area of East Grove, Leamington Spa, this delightful end-of-terrace house offers a perfect blend of comfort and style. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat.

Upon entering, you are welcomed into a bright and airy through lounge dining room, which provides an inviting space for relaxation and entertaining. The large windows allow natural light to flood the room, creating a warm and cheerful atmosphere. The ground floor bathroom is conveniently located, ensuring ease of access for residents and guests alike.

The property also boasts a lovely courtyard garden with gated side and rear access, perfect for enjoying the outdoors, whether it be for a morning coffee or an evening gathering with friends. These private outdoor spaces offer a tranquil escape from the hustle and bustle of daily life.

Located in the sought-after Leamington Spa, this home is within easy reach of local amenities, parks, and excellent transport links, making it a fantastic choice for those who appreciate both convenience and community.


Call us on

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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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