



House

**28 WATERLOO
STREET,
LEAMINGTON SPA,
WARWICKSHIRE,
CV31 1JU**

PCM

£1,200

FEATURES

- North Leamington
- Semi Detached House
- Patio Garden
- 3 Bedrooms
- Street Parking Available



newman
property experts

3 Bedroom House located in Warwickshire

*** EMAIL ENQUIRIES ONLY *** AVAILABLE EARLY JANUARY *** Welcome to this charming semi-detached house located on Waterloo Street in the picturesque town of Leamington Spa. This property boasts a delightful combination of traditional elegance and modern comfort, making it a perfect place to call home.

In brief the accommodation comprises: Lounge, kitchen/diner, three bedrooms and family bathroom with shower fitted over the bath.

Speaking of the garden, this property comes with a lovely outdoor space where you can unwind after a long day or perhaps try your hand at gardening. The end of terrace location ensures a sense of privacy and tranquillity, perfect for enjoying a cup of tea on a sunny afternoon.

Located in the heart of Leamington Spa, this house offers easy access to local amenities, schools, and transport links, making it a convenient and desirable place to live.

The property is being offered UNFURNISHED. EPC rating D. Council Tax Band B. Viewing A Must.

Call us on

01926 436111

LEAMLET@NEWMAN.UK.COM

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

newman
property experts