



PCM  
**£1,750 PCM**  
**Norfolk Street**  
Leamington Spa, CV32 5YQ

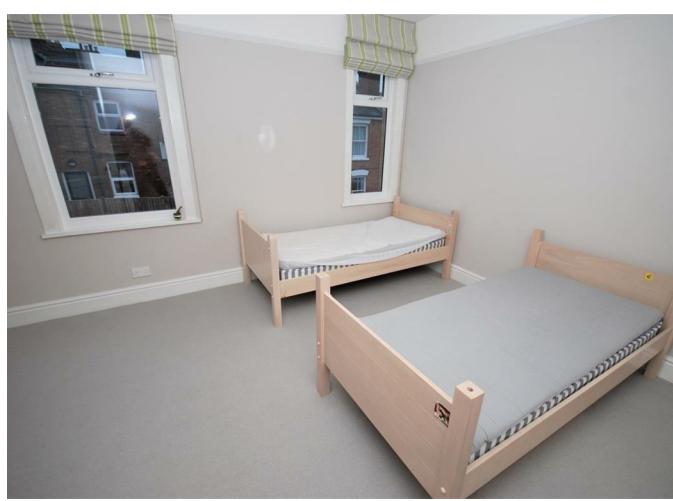
## PROPERTY SUMMARY

A superb period house located within a highly desirable location on the edge of the town centre.

This gas centrally heated property is beautifully presented throughout and offers well proportioned and flexible living space set over three levels.

The accommodation comprises in brief an entrance hall, sitting room with feature fire place, dining room with wood flooring, modern fitted kitchen with built in appliances, modern fitted bathroom, family room (lower ground floor), three good sized first floor bedrooms, the main bedroom having a modern en suite shower room. There is an attractive low maintenance courtyard garden to the rear.

3  
2  
3







Ground Floor



Total area: approx. 124.9 sq. metres (1344.2 sq. feet)  
2 Norfolk Street, Leamington Spa



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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/tenants are advised to recheck the measurements