



St. Georges Road | Leamington Spa | CV31 3AZ

Guide price £275,000



**KINGSWAY**  
— ESTATE AGENTS —



## Key features

- Perfect For First Time Buyers & Investors
- Three Generous Bedrooms
- Victorian Mid Terrace
- No Chain
- EPC Rating: D

## Description

Kingsway Estate Agents are delighted to present to the market this exceptional three-bedroom Victorian mid-terrace home, offering a perfect blend of period charm and modern living.

The property begins with a welcoming entrance porch, leading into a bright and spacious living room that's filled with natural light. Adjacent to this is a separate dining room, which benefits from patio doors that open out onto the rear garden. The modern, fully fitted kitchen is open plan alongside the dining room, perfect for entertaining.

Upstairs, the home features two generously sized double bedrooms, a further large single bedroom, and a large family bathroom complete with both a separate bath and a shower.

To the rear of the property is a paved courtyard garden, providing a low-maintenance outdoor space. Additionally, there is a unique opportunity to purchase a further piece of land behind the garden at a small cost, allowing the potential to create a larger and more versatile outdoor area.

This is a fantastic opportunity to acquire a beautifully presented home in the heart of Leamington Spa. With strong interest anticipated, we recommend arranging your viewing as soon as possible. Contact Kingsway Estate Agents today to avoid disappointment.

**NO ONWARD CHAIN!**

EPC Rating: D



Living Room

13'2" x 10'1"

Dining Area

11'9" x 10'2"

Kitchen Area

13'3" x 5'10"

Bedroom One

11'11" x 10'4"

Bedroom Two

10'11" x 10'0"

Bedroom Three

10'7" x 6'11"

Family Bathroom

9'8" x 5'9"







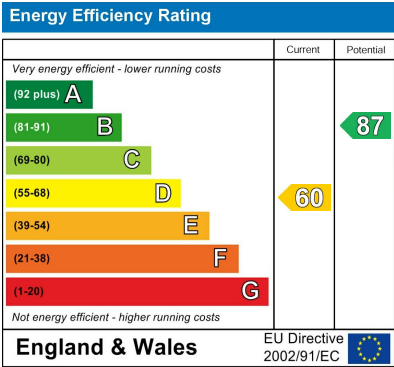




Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



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