



For Sale

2 Princes Street, Leamington Spa

Offers Over £300,000

 **2**

 **1**

 **90 m2**

 **58 m2**

This mid terraced property is a stone's throw from the main shopping Parade and the abundance of shops, bars, coffee shops and restaurants Royal Leamington Spa has to offer.

It is very well presented throughout and benefits from a recently refitted kitchen and bathroom as well as being gas centrally heated and having double glazing throughout.

In brief the property comprises of; good sized open plan living / dining area with kitchen just off and a downstairs bathrooms.

Upstairs has two very good sized double bedrooms, both have a large windows allowing lots of natural light to flow through the rooms.

To the rear is a courtyard garden that is South facing so is a sun trap, it also has rear access.

This property is perfect for first time buyers, somebody looking to downsize or buy to let investors where it has been rented out for a number of years.

CALL NOW TO BOOK YOUR VIEWING SLOT!

Tenure - Freehold.

Nathaniel Cleaver

07793 363210

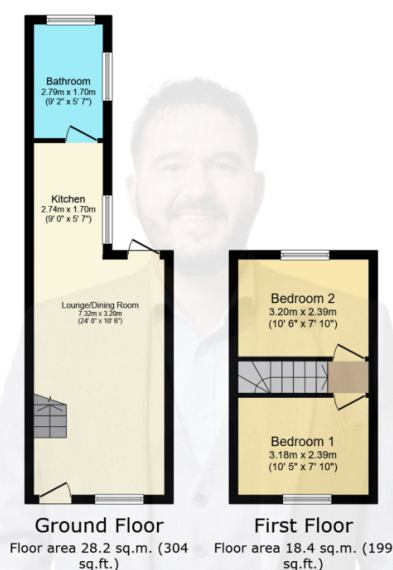
nathaniel@thepropertyexperts.co.uk



 **The Property Experts**

**The Property Experts -
Leamington Spa**

01926436105



Total floor area: 46.6 sq.m. (502 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Traditional Mid Terrace House
- Two Double Bedrooms
- Open Plan Lounge / Dining / Kitchen Area
- Gas Central Heating
- Double Glazed
- South Facing Rear Garden
- Close To Local Amenities, Town, Schools & Parks
- No Onward Chain
- Well Presented Throughout
- EPC Rating - C

