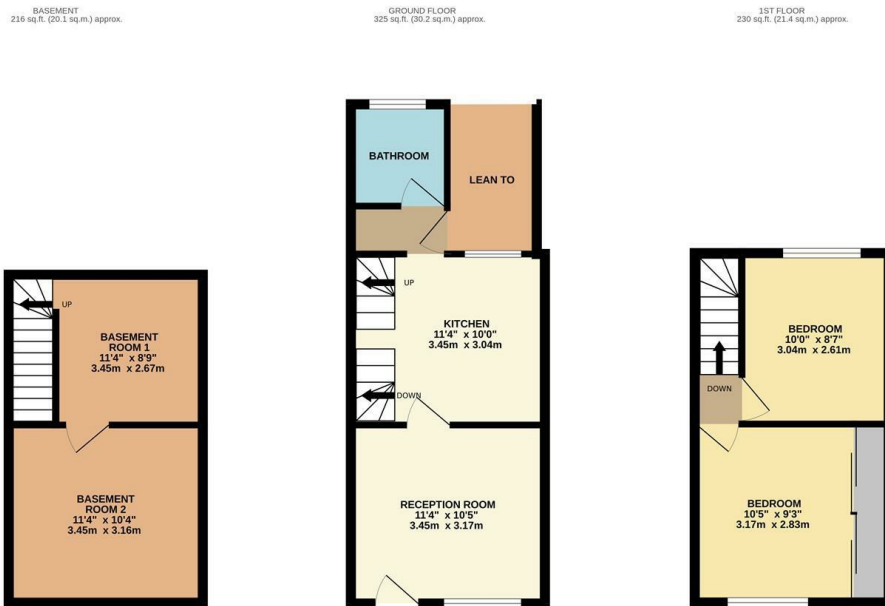


57 Rugby Road, Leamington Spa  
Offers Over £280,000

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TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A lovely three storey, two bedroom terraced period property, within walking distance of Leamington Spa Town Centre. Situated on the highly sought after Rugby Road the property briefly comprises, living room, breakfast kitchen and bathroom. Upstairs are two double bedrooms, with one room benefiting from generous built in storage. In the basement there are two usable spaces, with one basement room being used as a utility area and the other a cinema room. To the rear of the house is a pleasant patio area.

Located only 0.5 mile walk to Leamington's Parade and 1.1 miles to Leamington Train Station this terraced home is perfect for those looking for central living. Call us today to arrange your own viewing.

Council Tax - Band - B - £1,668 per year

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