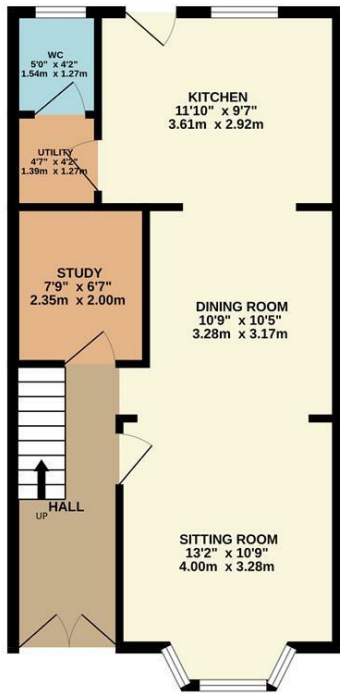


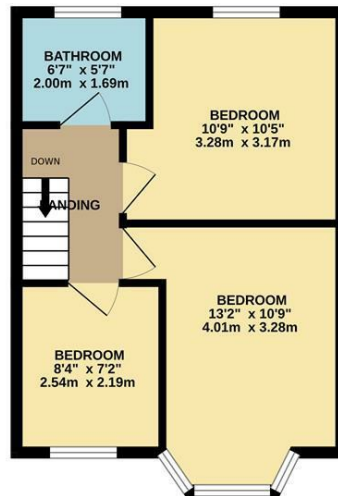
35 Westlea Road, Leamington Spa
£1,325 Per Month

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GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 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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This charming three-bedroom home is ideal for families, offering generous living space, a bright and modern interior, and a welcoming atmosphere. The property features a large private garden, perfect for outdoor activities and entertaining, as well as a private driveway providing convenient off-street parking.

The home includes three well-proportioned bedrooms, (two double and one single), a modern kitchen and bathroom, and light-filled living areas that create a comfortable and inviting environment. It is offered furnished or unfurnished to suit your needs and is available now.

Don't miss the opportunity to make this lovely family home yours, contact us today to arrange a viewing.

EPC Rating C

Council Tax Band B

Holding Deposit £300
Security Deposit £1525

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