

Plymouth Place  
Leamington Spa  
Warwickshire  
CV31

Offers In Excess Of £410,000

bettermove

# Plymouth Place

## Leamington Spa

Bettermove are proud to present this 3 bedroom terraced house in Leamington Spa, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with on street parking available.

The council tax band is C.

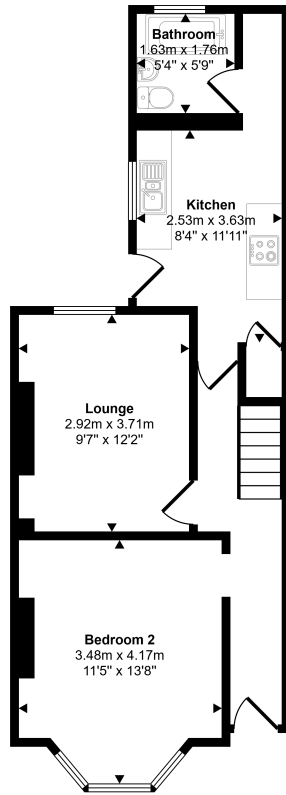
The interior of this property comprises a spacious living room, second reception room, currently used as a bedroom, fitted kitchen and family bathroom on the ground floor. The first floor consists of three double bedrooms. The exterior boasts a private, paved rear garden, perfect for enjoying the summer months.

Located in the popular town of Leamington Spa, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Leamington Spa Railway Station, a variety of local bus routes, and quick access to the M40.

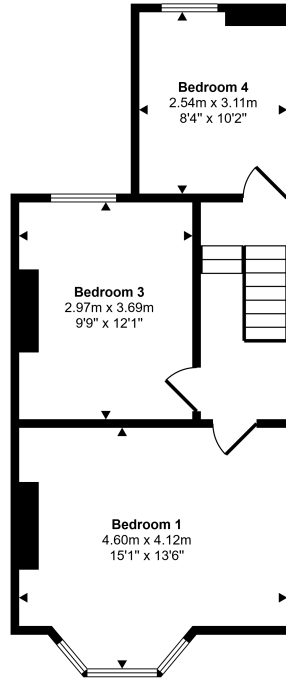
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Approx Gross Internal Area  
89 sq m / 962 sq ft



Ground Floor  
Approx 46 sq m / 500 sq ft



First Floor  
Approx 43 sq m / 462 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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