

COPPS ROAD, LEAMINGTON SPA CV32 5JH



A THREE BEDROOM TOWN HOUSE CLOSE TO THE TOWN CENTRE OF LEAMINGTON SPA, WITH EXCELLENT ACCESS TO WARWICK, THE M40 AND A46.

- **Favourable Central Location**
 - **Downstairs WC**
- **Recently Refurbished Bathroom**
 - **Two Double Bedrooms**
 - **One Single Bedroom**
- **Two Allocated Parking Spaces**
 - **30 August 2025**
- **Restrictions: No smoking. No pets.**
 - **Current EPC Rating: 61 (D)**

3 BEDROOMS

£1,350 PCM

Accommodation comprises: Entrance hall with access to the garage, kitchen with appliances, lounge/dining room with patio doors giving access to the rear garden, downstairs WC. Master bedroom with en-suite and fitted wardrobes, two further bedrooms, main bathroom. Single garage and parking.

Council Tax

The Council tax is a band E from Warwick District Council.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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