

CLARENDON STREET, LEAMINGTON SPA CV32 4PE



- **Spacious two bed house**
- **Two substantial reception rooms**
 - **Two bathrooms**
 - **Tiered patio garden**
- **Available October 2025**
 - **Town Centre**
 - **EPC - D**
- **Council Tax band - C**

2 BEDROOMS

£1,400 PCM

Hawkesford are pleased to offer this well presented and very spacious two-bedroom, two-bathroom house, in the heart of Leamington Spa town centre.

This characterful home is comprised of two large reception rooms, a recently refurbished kitchen with white goods including a washing machine, dishwasher, oven and fridge freezer.

Two substantial double bedrooms both with the benefit of integrated wardrobes and one of which boasts its own private balcony. With two modern bathrooms and a charming tiered patio garden to the rear, this property offers spacious accommodation with the benefit of being within walking distance of the Parade, and amenities of the town centre.

Available from 10/10/2025

Pets considered.



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			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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