



**7 Girvan Grove**  
LEAMINGTON SPA

PRICE  
**£995 Per Calendar  
Month**

\*\*\* AVAILABLE NOW \*\*\* This 3 bedroom detached bungalow is located upon a quiet road in popular North Leamington Spa and conveniently located for the local schools; Telford Primary & Junior and North Leamington Secondary and the major road networks together with easy access to the town centre of Leamington Spa. Comprising in brief: entrance hall, living room with focal fireplace with brick surround and timber lintel affording an inset wood burning stove, dining area and in turn links up to the kitchen with appliances. To the rear of the property there are three bedrooms with one room having access into a conservatory with doors leading out to the established gardens. With a block paved driveway and space for a number of vehicles leading to the garage, rear garden this property is offered UNFURNISHED. Council Tax Band D. Energy Rating D (NO PETS ALLOWED)

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### KITCHEN

9'10" x 8'7" (3.02m x 2.64m)

### LIVING ROOM

15'7" x 11'10" (4.75m x 3.63m)

### DINING AREA

8'9" x 8'8" (2.68m x 2.66m)

### CONSERVATORY

10'9" x 10'7" (3.28m x 3.23m)

### BEDROOM 1

11'0" x 10'1" (3.36m x 3.09m)

### BEDROOM 2

10'7" x 9'8" (3.25m x 2.95m)

### BEDROOM 3

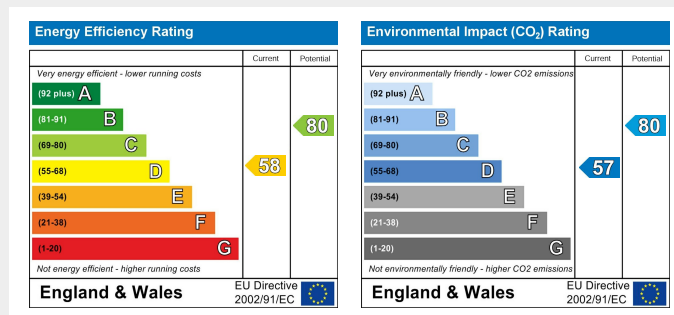
9'6" x 7'1" (2.90m x 2.17m)

### SHOWER ROOM

7'10" x 6'7" (2.40m x 2.02m)

## BULLETS

- AVAILABLE NOW
- 3 Bedrooms
- Three Bedrooms
- Conservatory
- Council Tax Band D
- Leamington Spa
- Detached Bungalow
- Driveway and Garage
- Private Rear Garden
- Energy Rating D



Sheldon Bosley Knight for themselves and for the landlords of the property whose agents they are give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The Landlord does not make or give, and neither Sheldon Bosley Knight and any person in this employment has an authority to make or give any representation or warranty whatsoever in relation to this property. Whilst we endeavour to make our particulars accurate and reliable, should there be any point which requires clarification please contact this office. This may be particularly important if you are contemplating travelling some distance to view the property.



## Exceeding the Standard

### Leamington Spa

29 Denby Buildings  
Regent Grove  
Leamington Spa, CV32 4NY  
Tel: 01926 430555

### Kenilworth

9 The Square  
Kenilworth  
Warwickshire, CV8 1EF  
Tel: 01926 857595

### Stratford-upon-Avon

Morgan House, 58 Ely Street  
Stratford-upon-Avon  
Warwickshire, CV37 6LN  
Tel: 01789 292310

### Shipston-on-Stour

The Corner House, Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG  
Tel: 01608 661666

