

## 11 Highfield Terrace, Leamington Spa, CV32 6EE

**£1,700 Per Month**

SE Properties are proud to present this exceptional 2-Bedroom / Double Reception Victorian home, beautifully renovated and finished to a high standard throughout. Available to Let NOW. Ideal for working professionals, couples or small families.

Occupying a sought-after position within Leamington Spa, this elegant two-bedroom property effortlessly combines period charm with contemporary styling.

From the striking tiled entrance and plantation shutters to the original fireplaces and carefully curated interiors, every detail has been thoughtfully considered.

The ground floor offers a welcoming living room with feature fireplace, a separate dining room and a beautifully appointed kitchen fitted with quality cabinetry, worktops, a built-in wine cabinet and integrated appliances (washing machine, gas hob, ovens, fridge-freezer).

French doors open onto the rear garden, extending the living space.

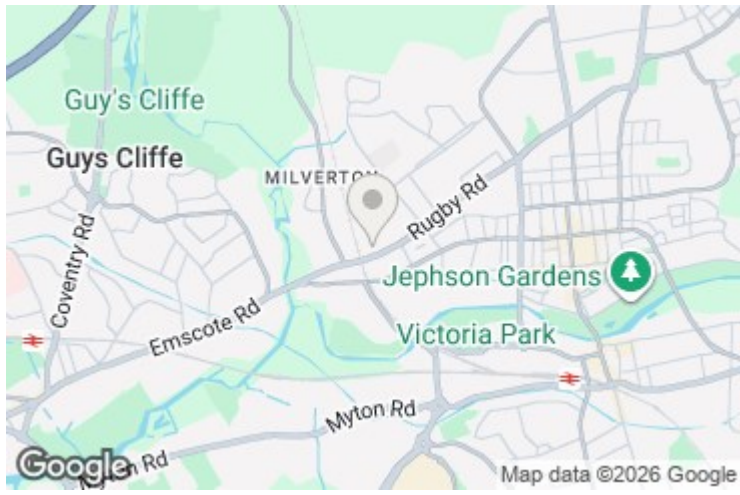
Upstairs, the property continues to impress with two generously proportioned bedrooms, including a stunning principal bedroom with fitted wardrobes and period features. The second bedroom provides an ideal home office, dressing room or guest bedroom. The luxurious bathroom features a freestanding roll-top bath, separate shower enclosure and high-quality fixtures, creating a boutique hotel feel.

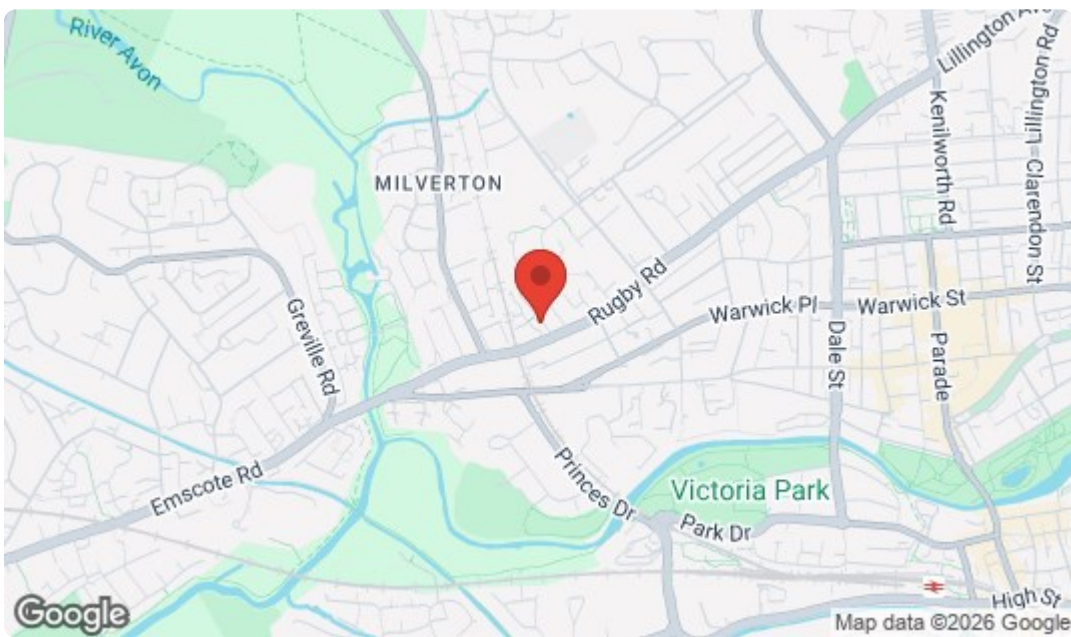
Externally, the property benefits from an attractive frontage, private enclosed rear garden with patio, shed and lawned areas. Free on-street parking.

EPC: D

Council Tax Band: C

Ideally located within easy reach of Leamington Spa town centre, the train station, independent cafés, restaurants and transport links, this is a rare opportunity to rent a truly special home.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

63-65 Regent Street, Nuneaton, CV11 4BL  
 T. 02476343683 F. 02476371939 E. sally@seproperties.co.uk  
 PROPRIETOR - Sally A Ellis (DIP RLM)  
 VAT Reg No: 233 3230 52 Company No: 09803013