



For Sale

4 Mill Pond Meadows, Leamington Spa

£245,000

2

1

3

51 m²

***** MODERN PROPERTY THATS IDEAL FOR FIRST TIME BUYERS AS CLOSE TO ALL LOCAL AMENITIES *****

This property is close to schools, parks, local amenities, a few mins drive from Leamington Spa Town Centre and is conveniently located for the M40 motorway network, train station and all major transport links.

In brief on the ground floor the property comprises of; entrance hallway, very well presented living room and kitchen / dining area with direct access to rear garden.

Upstairs you have two good sized bedrooms, the master being a good double and bedroom two a good sized single / nursery / study along with a recently re fitted and very well presented grey family bathroom suite.

Further benefits include a well presented south facing rear garden which is mainly laid to lawn with a small patio area off the kitchen.

The property has gas central heating and double glazing throughout and two allocated parking spaces to the front.

Nathaniel Cleaver

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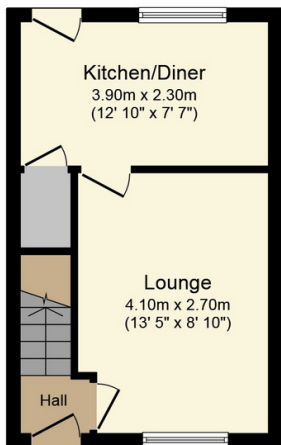
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 **The Property Experts**

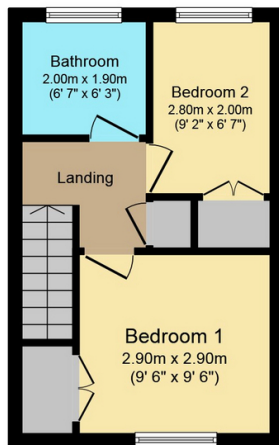
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Leamington Spa**

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Ground Floor

Floor area 25.2 sq.m. (272 sq.ft.) approx



First Floor

Floor area 25.2 sq.m. (272 sq.ft.) approx

Total floor area 50.5 sq.m. (543 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

- Modern Semi Detached House
- Two Bedrooms
- Living Room
- Kitchen / Dining Area
- Enclosed Rear Garden
- Allocated Parking For Two Cars
- Double Glazed & Gas Centrally Heated
- Ideal First Time Buy
- Close To All Local Amenities
- EPC Rating - C

