



# Rosewood Crescent

LEAMINGTON SPA, CV32 7UN

**Nathaniel Cleaver**  
The **Leamington Spa** Property Expert





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**This modern semi detached property is situated to the North of Leamington Spa at Chestnut Gardens and was built by Messer A.C. Lloyd and is a lovely home with a substantial sized rear garden.**

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**Property at a glance**

Modern Semi Detached House

Two Bedrooms

Family Bathroom

Windows & Doors Replaced 6 Years Ago

Landscaped Rear Garden

Driveway Parking For 2 Cars

Living Room With Bay Window

Kitchen Dining Area

EPC Rating – D





In brief on the ground floor the property comprises of; entrance hall, living room with large bay window, kitchen / dining room with sliding leading out to a fantastic sized south a facing rear garden.

Upstairs there are two double bedrooms, both benefitting from built in wardrobes and a nice white family bathroom suite.

The garden is a substantial size and very secluded with lots of well established shrubs, trees and borders, a recently fitted decked area, it has views over Leamington Spa and is very private.

Further benefits are the driveway parking for two vehicles to the side, front garden and it is only a ten-minute walk to Leamington Spa town centre.

The property has gas central heating, it is double glazed throughout and all windows and doors were replaced 6 years ago and it has mains water and sewerage, gas and electricity.

Tenure Freehold.

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Broadband is available in the area via cable.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



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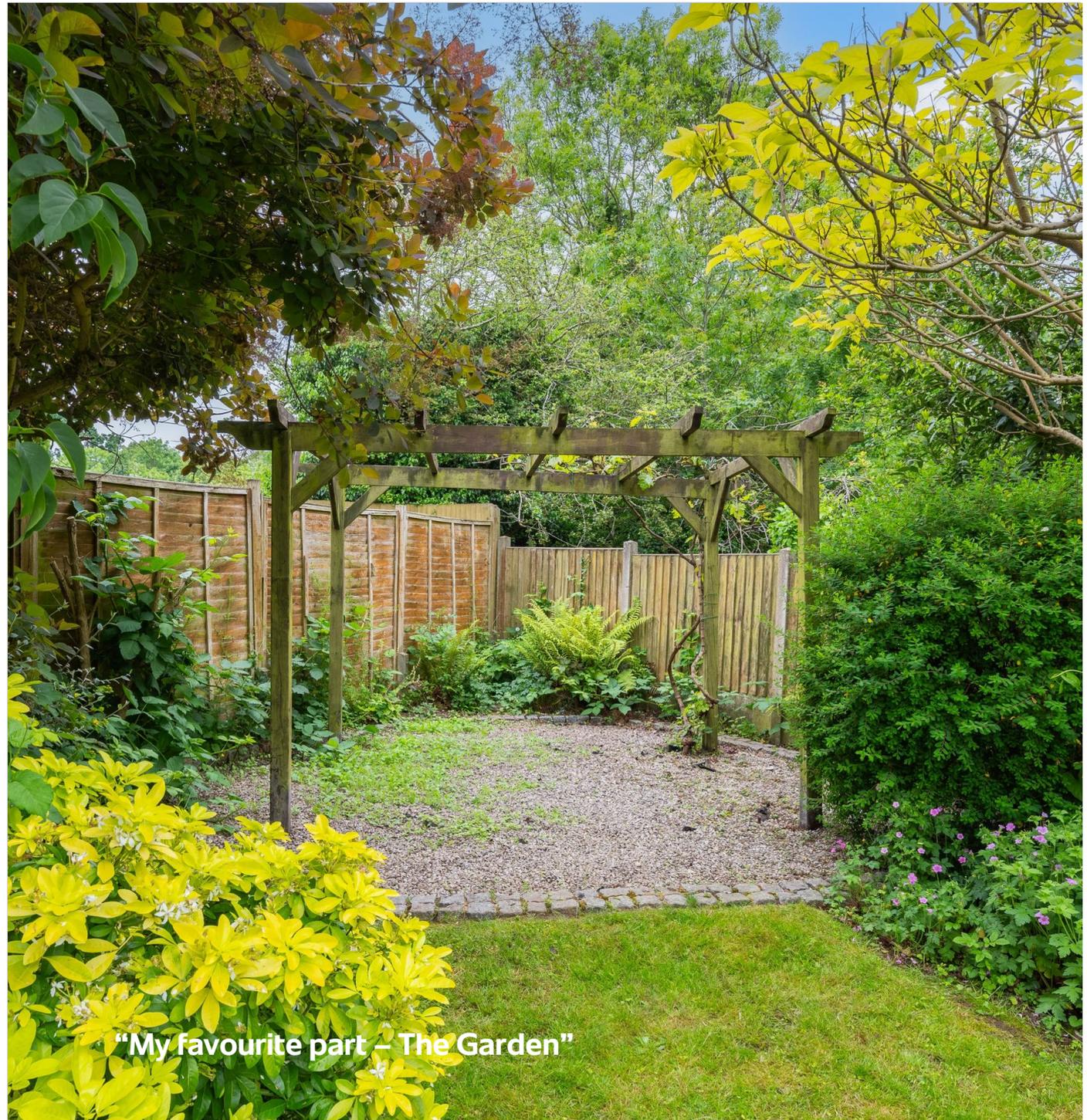
## The Seller's View

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“I bought the property simply due to it's location but most importantly due to the substantial sized rear garden.”

“It is huge, very private and has views over the back of Leamington Spa and is also full of mature shrubs, trees and borders. It also has a recently fitted decked area”

“It also had planning permission for a double storey side extension a few years ago.”



“My favourite part – The Garden”

**Services**

Main water, gas and electric

**Tenure**

Leasehold - Freehold.

**Local Authority & Tax Band**

Warwick District Council.

Tax band - D.

**Viewing Arrangements**

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

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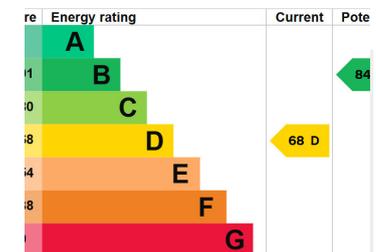
**Amenities/Distances**

The property is close to all local amenities, schools, parks and within easy walking distance of the main shopping Parade.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**AGENTS NOTES**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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# About the Area

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## Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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