



**For Sale**

**162 Heathcote Road, Leamington Spa**

**Offers Over £250,000**

**\*\*\* OPEN HOUSE ON SATURDAY 26TH APRIL FROM 12NOON - VIEWING ESSENTIAL \*\*\***

**3**

**1**

**3**

**256 m2**

**89 m2**

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This traditional 1930's semi detached property is situated in a popular South Leamington Spa location and offers good access to local shops, schools, playing fields and close to the Shires Retail Park and Leamington's main shopping parade.

Internally on the ground floor the accommodation comprises of; entrance porch, hallway, living room, separate dining room, kitchen with storage under the stairs. is access from the kitchen out on to the enclosed lawned rear garden.

Upstairs there are two large double bedrooms, a further single bedroom that could be used as a nursery or office / study and a family bathroom with separate WC.

It has a front garden and a substantial lawned rear garden with side access to the front of the property. There is also an external storage cupboard and old outside WC.

The property requires modernising and updating throughout but offers any potential buyer the chance to put their stamp on to it.

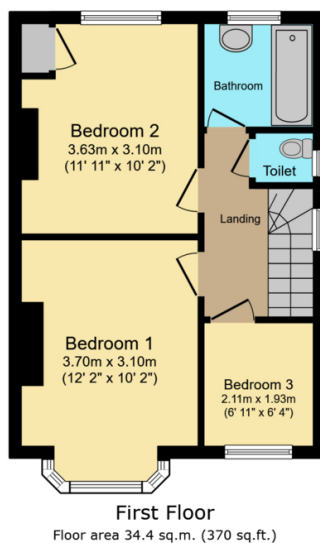
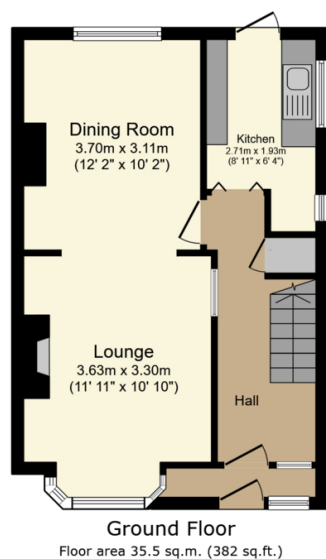


**The Property Experts**

**The Property Experts -  
Leamington Spa**

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Total floor area: 69.8 sq.m. (752 sq.ft.)

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](http://www.Propertybox.io)

- Traditional Semi Detached House
- Lounge & Separate Dining Room
- Kitchen
- Requires Modernisation Throughout
- Popular Location Close To Local amenities
- No Onward Chain
- Three Bedrooms, Bathroom With Separate WC
- Large Lawned Rear Garden
- EPC Rating - D

