



3 Bed End of terrace

21 Old Milverton Road
Leamington Spa
CV32 6BA


MARGETTS
ESTABLISHED 1806

Price Guide £325,000

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**** SOLD STC *** A rare opportunity to acquire an attractive and mature end of terrace home in a prestigious residential location. The property enjoys two reception rooms and three first floor bedrooms. Much interest anticipated.

Front door opens into the

RECEPTION HALL

LOUNGE - FRONT

13'0" into bay x 11'3"

with double glazed bay window to the front, and radiator.

DINING ROOM

12'0" x 11'9" max

with double glazed window and radiator.

KITCHEN

12'4" max into door recess reducing to 9'3" x 7'11"

with work surfacing and base unit under, wall mounted gas central heating boiler, further work surfacing with recess for cooker and range of eye level wall cupboards. window to the side of the property.

PANTRY CUPBOARD

with work surfacing and plumbing for washing machine.

Staircase from the entrance hall proceeds to the first floor landing.

FULL WIDTH MASTER BEDROOM - FRONT

14'9" max x 10'11"

with two double glazed windows to the front and radiator.

BEDROOM TWO - REAR

12'3" max reducing to 9'6" x 9'10" max

with window and radiator.

BEDROOM THREE - REAR

9'1" max x 8'2"

with double glazed rear window.

BATHROOM

has a white suite with panel bath having adjustable shower over, wash hand basin, low level WC. and radiator.

OUTSIDE

To the rear of the property there is an enclosed garden.

GENERAL INFORMATION

We believe the property to be freehold and all mains services are connected.



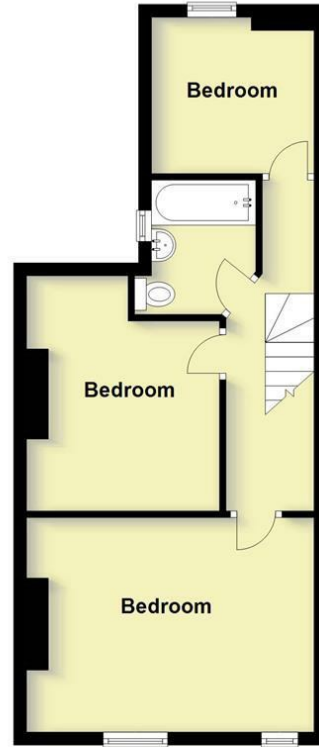
Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 83.3 sq. metres (896.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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