



Rugby Road, Leamington Spa, CV32 6EB

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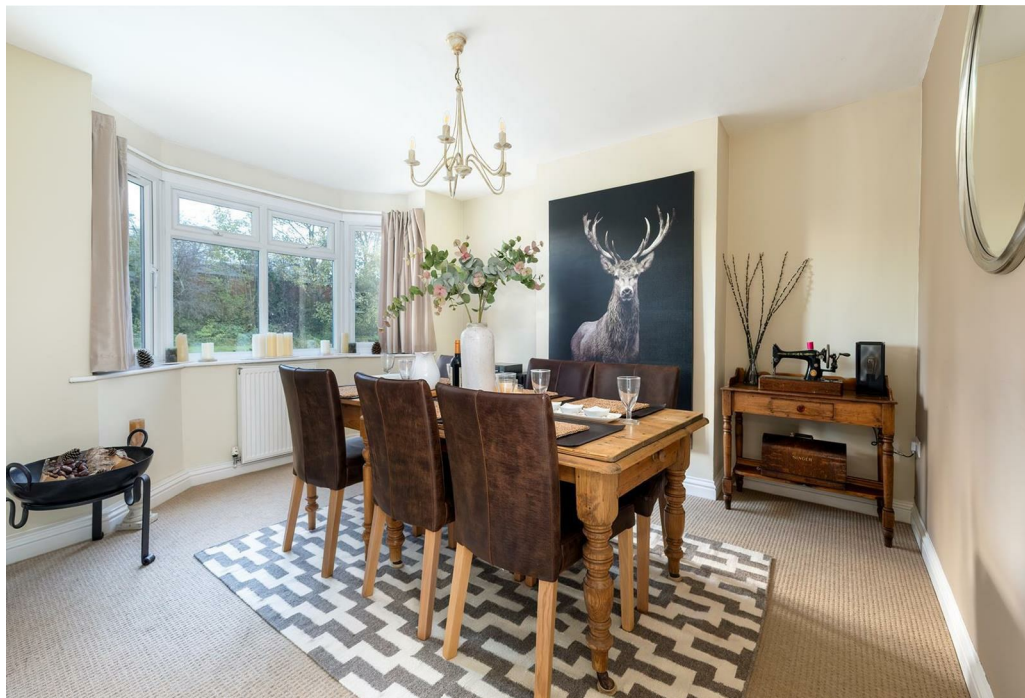
Property Description

A very well presented and greatly extended link semi detached property in this highly favoured North West Leamington Spa location providing excellent access to both Warwick and Leamington town centres with good local amenities and schooling close by. The property offers very spacious family accommodation that must be viewed to be fully appreciated.

The very spacious, nearly 2000 sq ft, accommodation is laid out over three floors and comprises in brief - Entrance hall, cloakroom/w.c, sitting room, separate dining room, wonderful open plan living room/fitted kitchen with doors leading out to the garden, and utility room. To the first floor there are four bedrooms, one with en suite and a family bathroom, and to the top floor a further loft bedroom with en suite cloaks/w.c

Outside the property has a driveway to the front leading to the integral garage and a tremendous well stocked south facing rear garden with large decked area.





Key Features

- Superb extended semi detached property
- Very spacious accommodation
- Five bedrooms
- Fantastic open plan living room/kitchen
- Sitting room and dining room
- Lovely south facing rear garden
- Family bathroom and en suite
- Garage and driveway
- Sought after location in north west Leamington

Guide Price
£695,000

EPC Rating - D

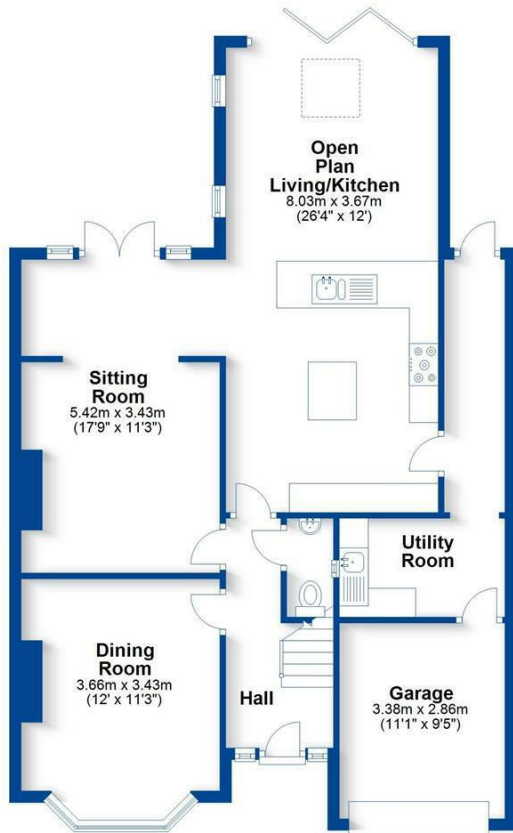
Tenure - Freehold

Council Tax Band - E

Local Authority -
Warwick District Council

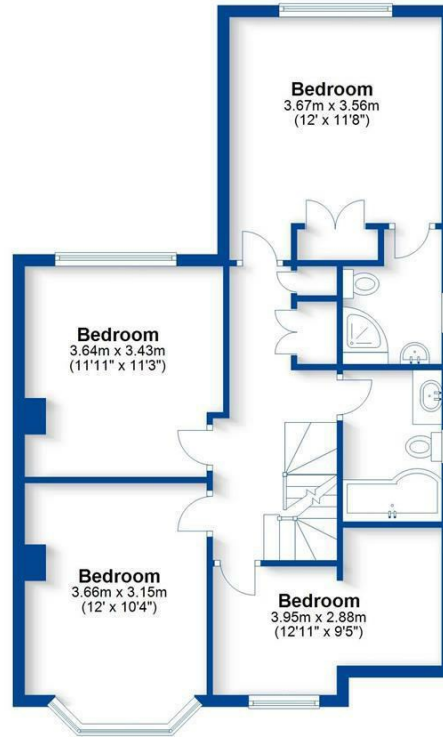
Ground Floor

Approx. 90.2 sq. metres (970.5 sq. feet)



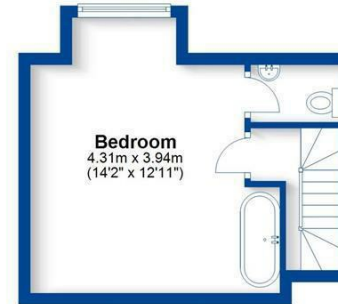
First Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.7 sq. feet)



Total area: approx. 181.6 sq. metres (1954.3 sq. feet)

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