



Cockermouth Close, Leamington Spa, CV32 6NZ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This detached family home occupies a large corner plot and is situated in this consistently sought after residential suburb in North West Leamington, just off Guys Cliffe Avenue. The property is being sold with no upward chain and does require updating now, but it offers a buyer a great opportunity to modernise to their own taste with great scope for extending further, subject to the usual consents.

The accommodation briefly comprises - Entrance hall, cloakroom/w.c, through living/dining room and kitchen. To the first floor there are four bedrooms and a family bathroom.

Outside to the front is driveway parking leading to the garage, a very useful side covered area giving access to the front and rear of the property, and to the rear is a good sized garden with patio area, lawn, well stocked borders and summer house.

The property enjoys lovely elevated views to the front over Guys Cliffe in Warwick, and is in the Brookhurst school catchment area.







## Key Features

- Detached family home on good sized corner plot
- Four bedrooms
- Offers great potential
- Sought after location in North West Leamington
- No Chain
- Good local schools close by
- Living/dining room
- Good sized rear garden
- Quiet cul de sac location
- Elevated position with far reaching views

**Guide Price**  
**£625,000**



**Entrance hall**

**Living room**

23'11" x 11'8"

**Kitchen**

12'8" x 8'2"

**Cloakroom/w.c**

**Bedroom**

12'0" x 11'8"

**Bedroom**

12'8" x 9'0"

**Bedroom**

11'7" x 9'0"

**Bedroom**

8'7" x 8'2"

**Bathroom**

**Garage**

17 x 8'5"









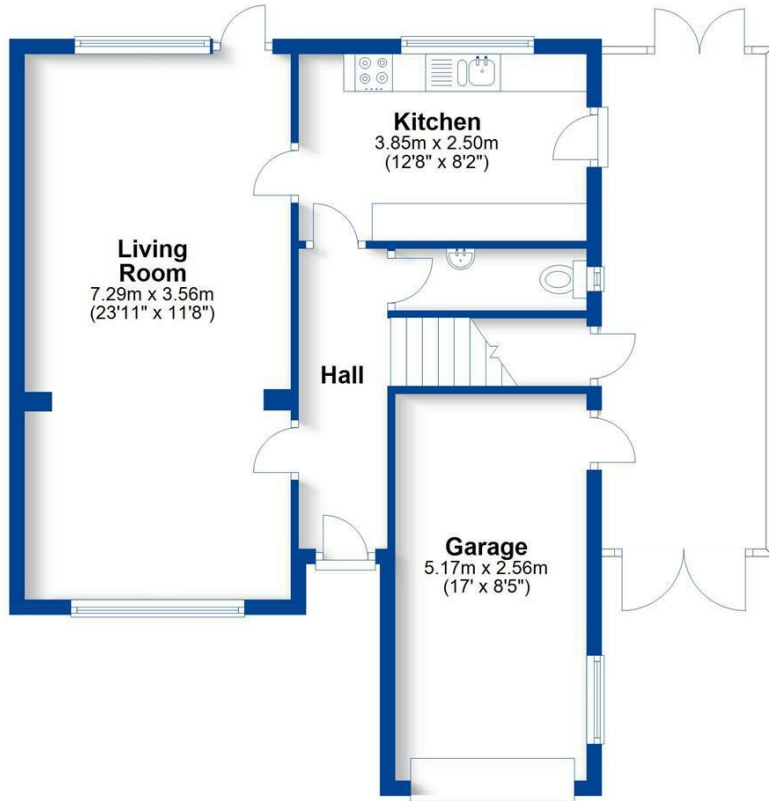




# Floorplan

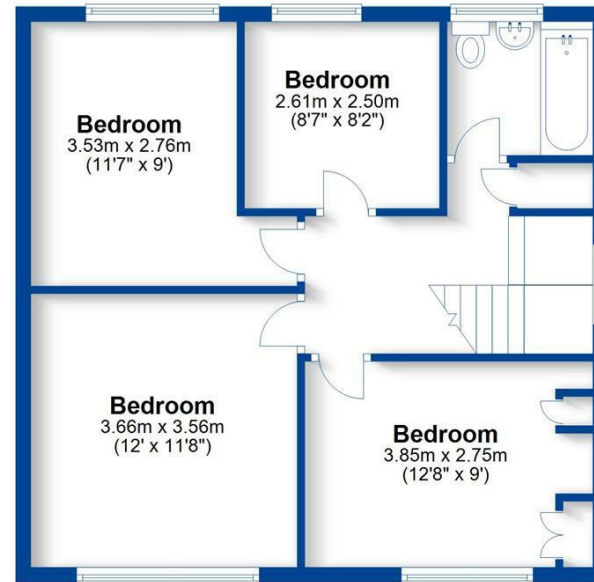
## Ground Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



## First Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



Total area: approx. 114.7 sq. metres (1235.1 sq. feet)

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



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