



Mulberry Close, Leamington Spa, CV32 7UU

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

A handsome single bay fronted semi detached house with a very large rear garden situated on a sought after residential development known as Chestnut Gardens, built by local builders AC Lloyd, just to the north east of Leamington Spa town centre in a quiet cul-de-sac location. The property has the added benefit of being close to the town centre.

The accommodation comprises in brief - Entrance hall, living room with bay window, fitted dining kitchen, two double bedrooms and first floor fitted bathroom.

Outside, the property has the extremely rare benefit of a sizeable rear garden. To the front is a lawned fore garden and driveway parking. The property previously had planning permission for a significant two storey side extension (now lapsed). Early viewing essential.





## Key Features

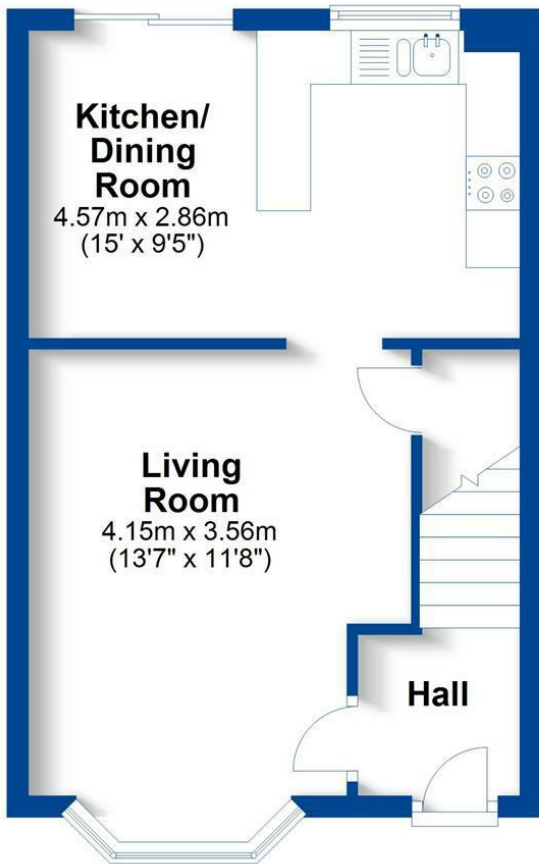
- Modern semi detached property
- Two bedrooms
- Large rear garden
- Previous planning permission for two storey extension
- Living room
- Kitchen/diner
- Close to town centre
- Off road parking

**Guide Price**  
**£325,000**



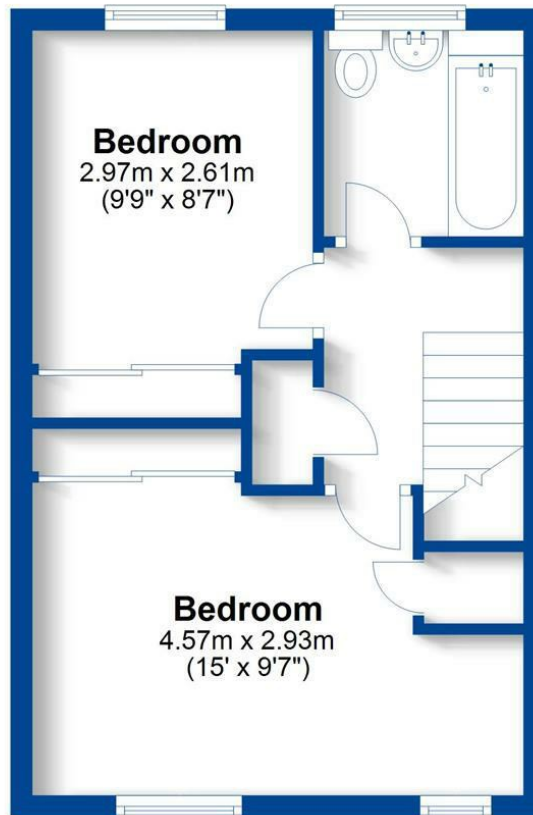
## Ground Floor

Approx. 32.8 sq. metres (352.5 sq. feet)



## First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 sq. feet)

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

Tenure - Freehold

Council Tax Band - C

Local Authority  
Warwick District Council



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