



High View Road, Leamington Spa, CV32 7JB

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

A beautifully presented three bedroom semi detached property in this sought after North Leamington cul de sac location with good local amenities close by including shops and local schools such as Telford and North Leamington.

This turnkey property would make a lovely first home and has accommodation that comprises - Entrance hall, living room to the front with wood burning stove, downstairs cloakroom/w.c, good sized kitchen/dining room with quartz work tops, range of integrated appliances and french doors leading to the rear garden.

To the first floor there are three bedrooms and a luxury refitted bathroom. Outside to the front there is a block paved driveway providing off road parking and to the rear a good sized south west facing garden being mainly laid to lawn with patio and decking.







## Key Features

- Immaculate semi detached property
- Three bedrooms
- Sought after location in North Leamington
- Refitted kitchen/dining room
- Luxury bathroom
- South West facing rear garden
- Off road parking
- Cul de sac
- A must view property

**Guide Price**  
**£385,000**

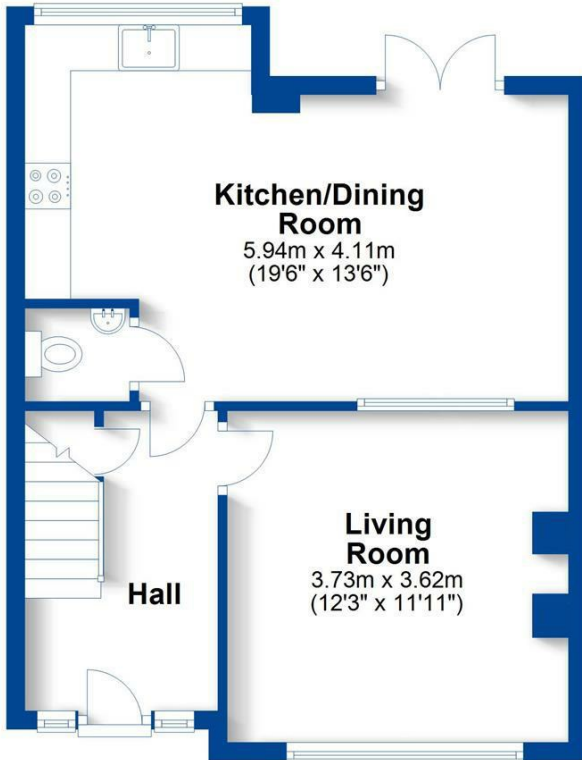






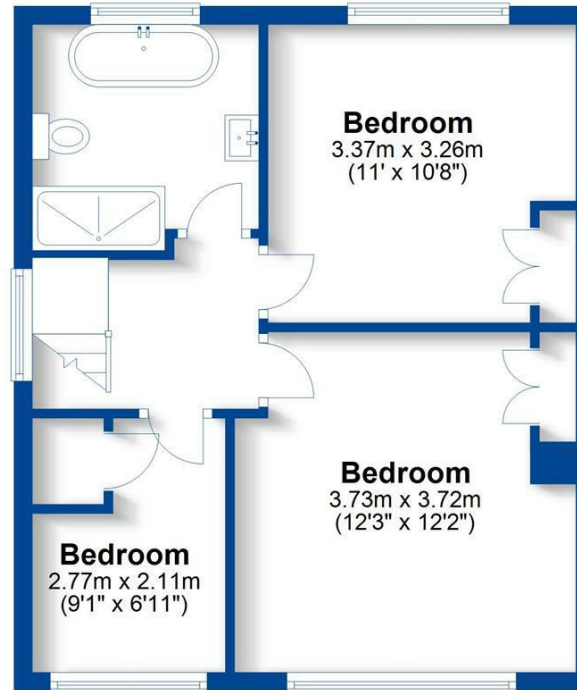
## Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 85.1 sq. metres (916.1 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 - D

Local Authority  
Warwick District Council





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