



Hebe Way, Leamington Spa, CV31 2SX

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Located on the popular Fairways development a modern three bedroom detached family home, with driveway parking and a private garden to the rear whilst being offered for sale with no chain.

Internally this smartly presented family home comprises of an entrance hallway, living room into bay, dining room opening onto rear garden, modern kitchen and a downstairs toilet. To the first floor there is a main bedroom with an ensuite, two further bedrooms and a family bathroom.

Outside to the front there is driveway parking whilst the rear garden is private and mainly laid to lawn with a small patio area.

Please call the office to book your appointment!





## Key Features

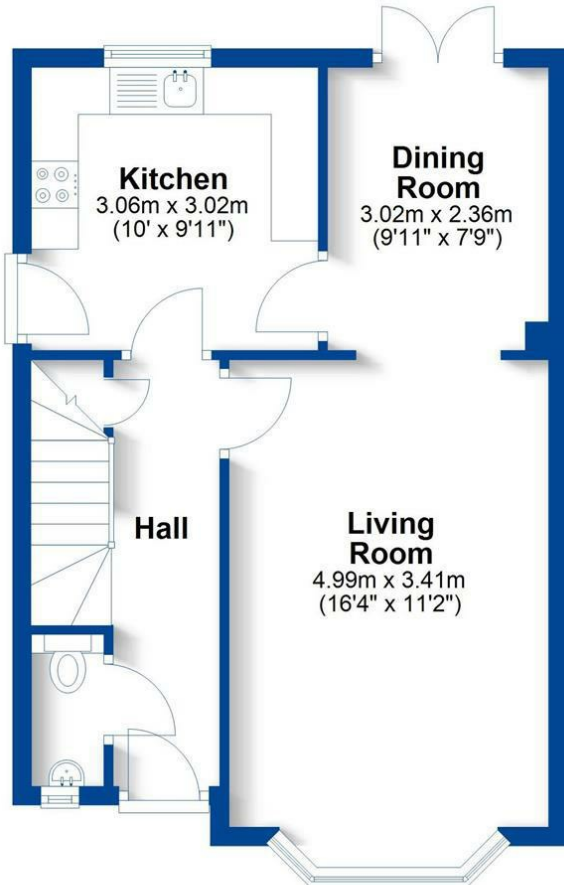
- Stylish family home
- Driveway parking
- Sought after residential location
- Private rear garden
- Detached home
- Near to Leamington Golf Club
- Chain free purchase
- Energy rating B

**Offers Over  
£395,000**



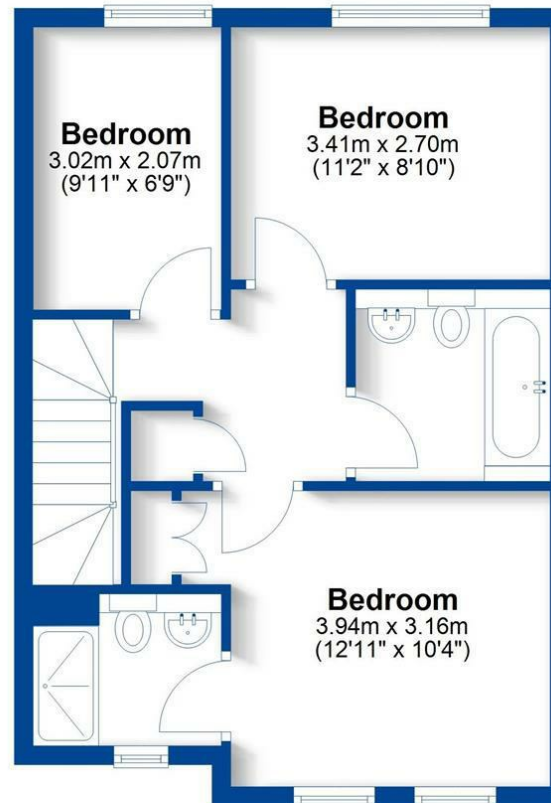
## Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 87.5 sq. metres (941.9 sq. feet)

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



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority  
Warwick



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.

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS