



Rugby Road, Leamington Spa, CV32 7JE

**SHELDON
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Property Description

Offering great scope to extend or improve and create a stunning family home a traditional three bed semi-detached property offering lovely rural views to the rear and offered for sale with no chain.

Internally this home comprises of an entrance hallway, living room into bay, open plan kitchen/dining room giving access to the rear garden. On the first floor there are two double bedrooms, a further single room plus a family bathroom.

Outside to the front of the property there is ample off street parking and access to the sizable garage. The rear garden is mainly lawned but also offers a patio section and pathway along with a beautiful selection of well cared for established shrubs and small trees whilst backing onto fields.

This lovely home is located in the sought after position and gives excellent access to local shops and good schooling.





Key Features

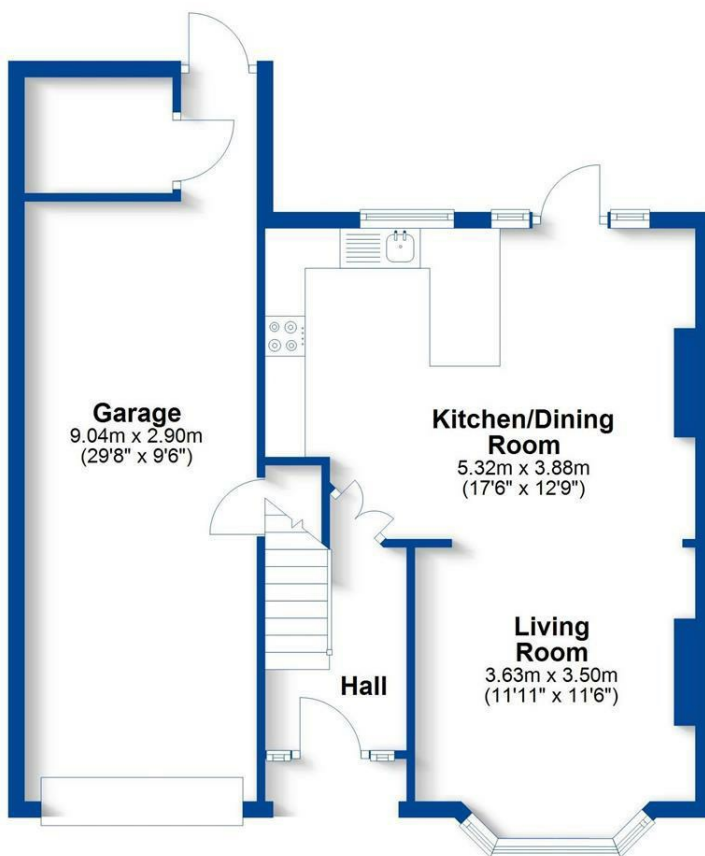
- Chain free purchase
- Highly sought after area
- Traditional family home
- Potential to improve and extend (subject to consent)
- Rural views to the rear
- Well established and lengthy rear garden
- Open plan kitchen/dining area
- Ample frontage
- Energy Rating C

Guide Price
£435,000



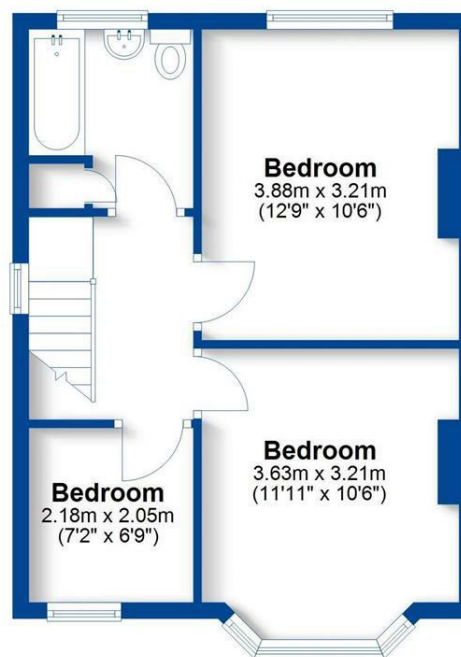
Ground Floor

Approx. 66.2 sq. metres (712.2 sq. feet)



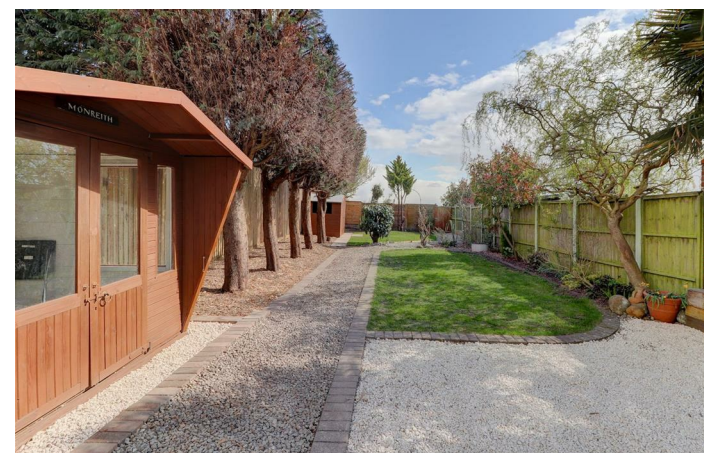
First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Total area: approx. 105.3 sq. metres (1133.9 sq. feet)

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



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

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.

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