



**Armstrong Close, Leamington Spa, CV31 2RA**

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# Property Description

An exceptionally stylishly presented two bedroom semi detached property having been extended and being located in a popular residential location whilst giving excellent access to local schooling and amenities.

This lovely home offers flexible living accommodation and comprises of a porch area leading into a hallway, modern fitted kitchen, living room, conservatory, study (or potential 3rd bedroom) and downstairs shower room. To the first floor there are two good size bedrooms and a family bathroom.

Outside to the front there is driveway parking and a foregarden laid to lawn. To the rear is a private garden with a lawned area and patio section ideal for entertaining.

A viewing is highly recommended to appreciate the living space available.







## Key Features

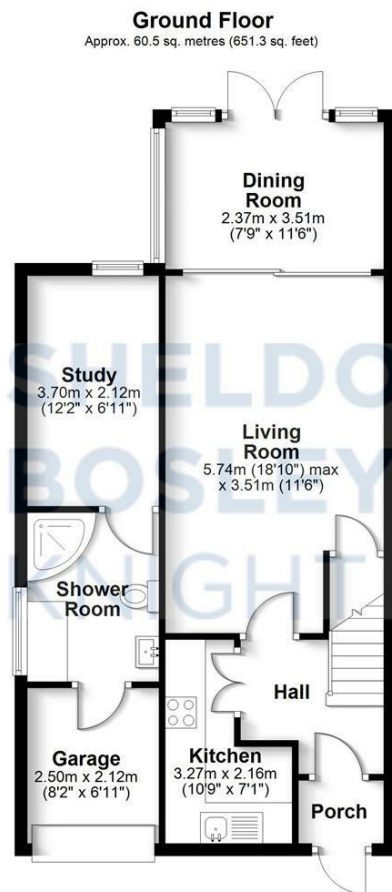
- Popular residential location
- Quiet cul-de-sac position
- Off street parking
- Private garden to rear
- Stylish presentation throughout
- Study/potential 3rd bedroom
- Downstairs shower room
- Energy rating D

**Offers Over  
£295,000**









Total area: approx. 92.7 sq. metres (998.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

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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