



**Rugby Road, Leamington Spa, CV32 7JF**

**SHELDON  
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# Property Description

Located in a highly sought after area a detached three bedroom dormer bungalow giving a wonderful opportunity to extend (subject to consents) and modernise throughout to create a truly wonderful family home.

Internally this spacious home comprises of an entrance hallway, dining room, living room, kitchen, bedroom and bathroom. Whilst to the first floor there is an exceptionally spacious main bedroom with a separate toilet, and a further double bedroom.

This property is positioned on a good sized plot with ample parking for a several cars to the front plus access to the garage and fully enclosed car port, whilst the lengthy garden to rear is made up of a large lawn area plus an attractive selection of mature trees and bushes. This property backs onto fields and with lovely views.

Offered for sale with no chain, please call the office to book your viewing slot.







## Key Features

- Chain Free
- Detached family home
- Opportunity to extend and improve (subject to consent)
- Sizeable plot
- Backing onto fields
- Spacious living accommodation
- Generous off street parking
- North East Leamington Spa location
- Close to local amenities
- Energy rating D

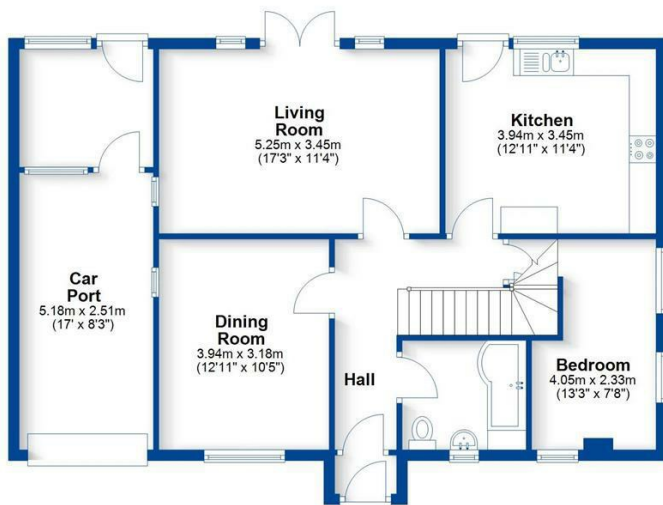
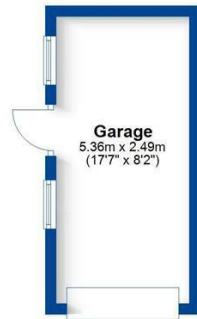
**Guide Price**  
**£435,000**







**Ground Floor**  
Approx. 103.6 sq. metres (1115.1 sq. feet)



Total area: approx. 142.1 sq. metres (1529.8 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

**First Floor**

Approx. 38.5 sq. metres (414.7 sq. feet)



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

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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