

1 Blandford Road, Leamington Spa
Guide Price £535,000

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GROUND FLOOR
1202 sq.ft. (111.7 sq.m.) approx.

1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1845 sq.ft. (171.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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No onward chain A fantastic extended detached four bedroom family home in an extremely popular area of Leamington Spa. Situated in the Milverton area, north of the town and in a quiet cul-de-sac, this property offers flexible living space, with multiple reception rooms. Briefly comprising; porch, entrance hall, living room, leading onto an area which could potentially be a dining area, a kitchen diner, a reception room previously used as a playroom, a utility room, another reception room previously used as an office, as well as a downstairs w.c. with additional storage. Upstairs are four bedrooms, three of which are doubles and one with ensuite. Outside is a good sized rear garden and a detached garage with further storage area. There is a driveway to the front of the house in front of the garage as well as an attractive front garden.

While the property would benefit from some modernisation, its size and proximity to Leamington town centre (only one mile walk) and the popular local schools will make it an extremely attractive proposition to many. Call us today to book your own viewing, to avoid disappointment.

Council Tax Band - F - £3,097 per year

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