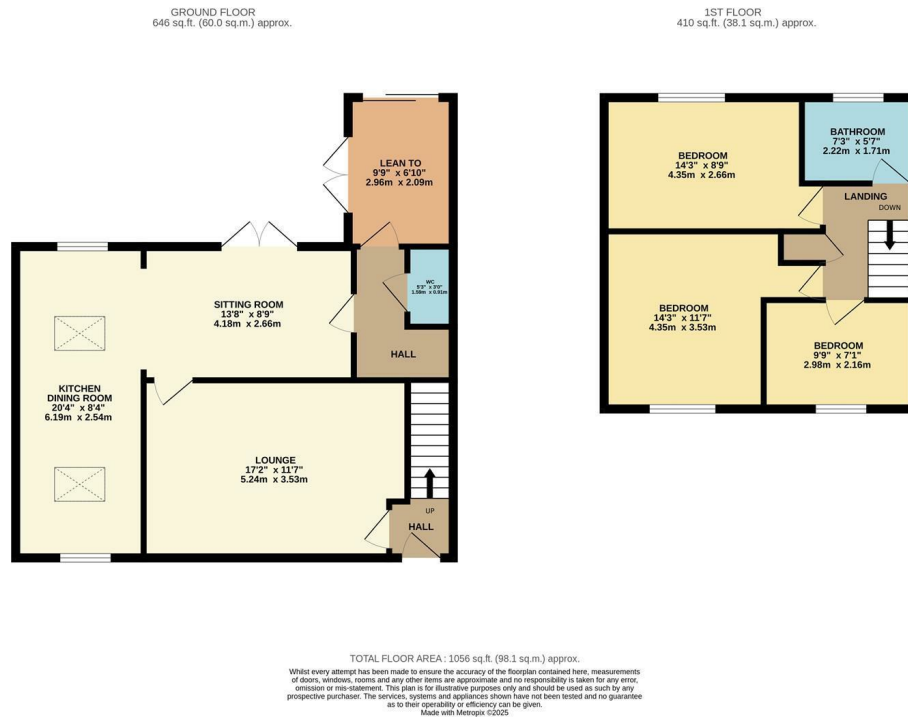


9 Wellington Road, Leamington Spa
Offers Over £325,000

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Situated in the sought-after North Leamington area, this recently extended and renovated three-bedroom semi-detached home offers spacious and versatile accommodation, perfect for modern family living.

The ground floor comprises of a generous lounge, a bright open-plan kitchen/dining room, and a separate sitting room. A useful lean-to with WC provides additional space and garden access.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a low-maintenance rear garden with a raised decking area and mature planting, along with a driveway to the front providing off-road parking.

Ideally located close to well-regarded schools, local amenities and excellent transport links, this property makes an excellent family home in one of Leamington's most desirable residential locations.

Key Features:

- Recently extended and renovated
- New fuse board
- New boiler
- New radiators
- New flooring throughout
- Driveway providing off-road parking
- Sought-after North Leamington location

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