



Briar Close | | Leamington Spa | CV32 7RE

Guide price £225,000



KINGSWAY
— ESTATE AGENTS —

Key features

- No Chain
- Walking Distance To The Town Centre
- Three Double Bedrooms
- EPC Rating: C

Description

Kingsway Estate Agents are pleased to bring to the market this fantastic three bedroom mid-terraced property, conveniently situated within easy access to local amenities & the Town Centre.

Briefly comprises; a welcoming entrance hallway, dual aspect living/dining room, modern kitchen/breakfast and utility room. To the first floor, are three well proportioned bedrooms, the bathroom with a separate W/C.

Externally the property benefits from a great sized front garden and a generous private rear garden with a patio area and wooden shed.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C

Directions

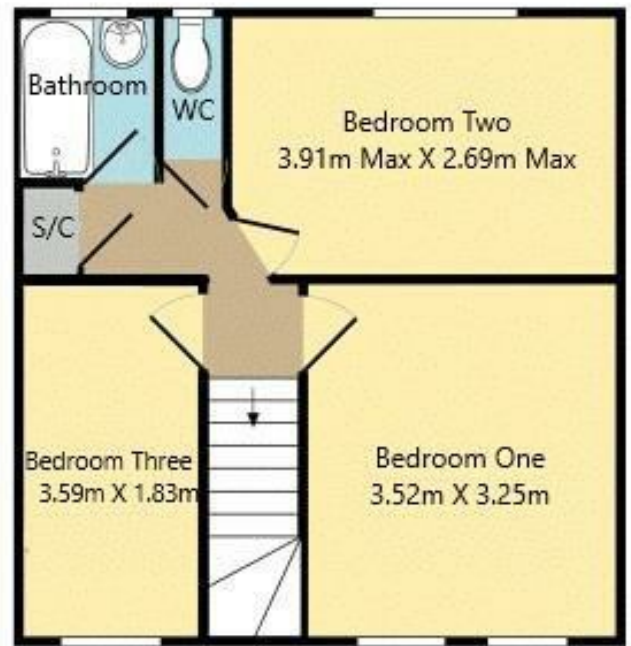
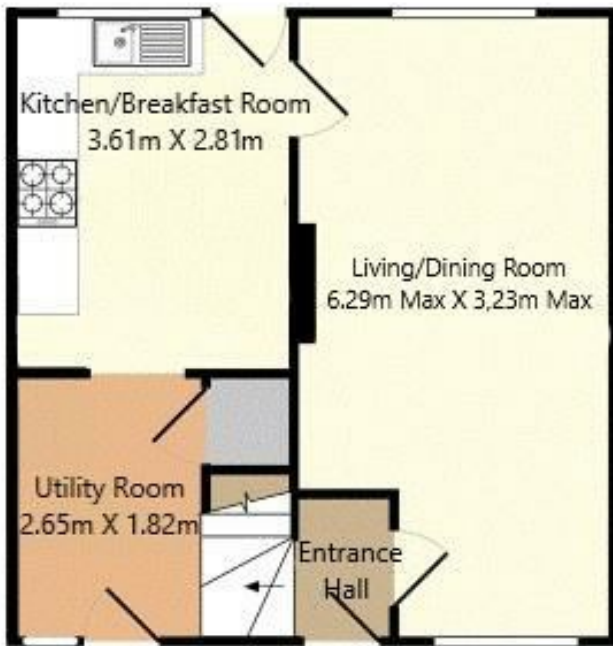








Floor plans



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any errors, omissions, or misstatements. 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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