



Cromer Road | | Leamington Spa | CV32 7RZ

Asking price £360,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Impressive Kitchen/Breakfast Room
- Attractive lawned rear garden
- Walking Distance To Town
- EPC Rating: D

## Description

Kingsway Estate Agents are pleased to bring to the market this spacious three bedroom home situated in the very desirable North Leamington location.

Once inside, the property offers generous accommodation, with the ground floor having a large living/dining room with a traditional bay window, an extended kitchen/breakfast allowing plenty of natural light to flood in.

Upstairs, there are three well proportioned bedrooms and the family bathroom.

The property benefits from a private rear garden which has a patio area providing a great space for outdoor furniture. Beyond is the largely laid to lawn with a wooden shed.

To the front of the property is a drive for two cars.

This is all set on a well-regarded road in a sought after location within the thriving Spa town of Leamington which offers excellent shopping, dining, sporting, and an abundance of recreational facilities.

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: D



Living/Dining Room

21'4" x 10'8"

Kitchen/Breakfast Room

13'6" max x 14'3" max

Master Bedroom

13'5" x 10'3"

Bedroom Two

10'3" x 9'8"

Bedroom Three

8'3" x 5'11"



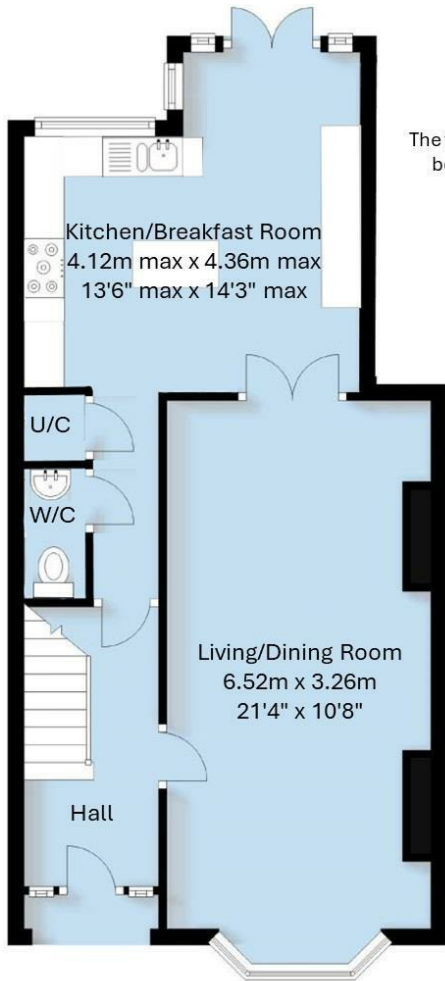




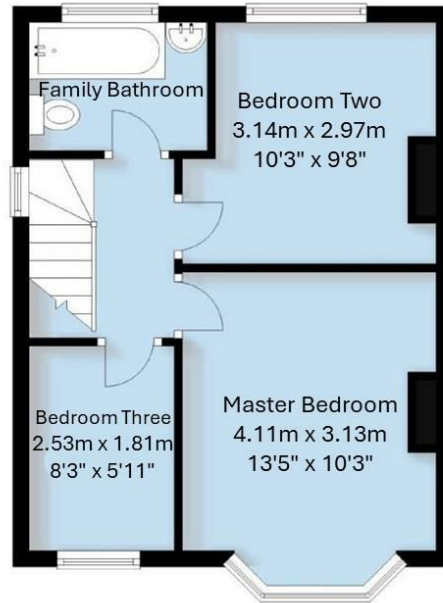
# Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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