



Chestnut Square | Leamington Spa | CV32 7UW

£335,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Attractive Location With Green Opposite
- Garage & Allocated Parking Space
- Two Double Bedrooms
- EPC Rating: TBC

Description

Kingsway Estate Agents are delighted to present this beautifully maintained two-bedroom end-of-terrace home, ideally situated in the sought-after area of North Leamington.

Perfectly located within walking distance of Leamington Spa town centre, the property benefits from a private garage accessible via the rear garden, as well as an allocated parking space at the front.

The accommodation comprises an entrance hallway, a spacious living room leading through to a modern kitchen/dining area, two generous double bedrooms, and a contemporary family bathroom.

Externally, the home boasts a stunning rear garden, offering a perfect space for relaxation or entertaining, along with the convenience of access to the garage.

Leamington Spa town centre provides a wealth of amenities, including shopping centres, restaurants, bars, healthcare facilities, and a choice of well-regarded primary and secondary schools.

With its prime location and excellent presentation, this property is expected to attract significant interest. Early viewing is strongly recommended to avoid disappointment.

EPC Rating: TBC



Living Room

15'3" x 11'8"

Kitchen/Dining Room

9'4" x 14'11"

Bedroom One

9'6" x 14'9"

Bedroom Two

8'7" x 11'8"

Family Bathroom

5'5" x 6'1"







Floor plans



Total Floor Area Approx 65 sq. metres (699.65 sq. feet)



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

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



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