



12 Roseacre Gardens

Warwick, Warwickshire, CV34 8AJ


Spa Estates
— est. 1986 —













12 Roseacre Crescent

Located in a quiet development equidistant from both Warwick and Leamington Spa and surrounded by nature, is this modern, impeccably presented 2-bedroom home.

The accommodation comprises an entrance hallway, living room with French doors leading to the rear garden, kitchen and downstairs WC.

On the first floor is the master bedroom, bedroom 2 and family bathroom.

Outside offers an attractive rear garden and front garden with 2 parking spaces.

Accommodation summary

Ground Floor

Hallway, Kitchen, WC, Living room with french doors leading out to garden.

First Floor

Master bedroom, bedroom two and family bathroom.

Outside

Front and rear gardens driveway with 2 parking spaces

Location

Warwick

Services

Mains gas, water, electricity, drainage and telephone.

Local Authority

Warwick District Council.

Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

For more information visit www.spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am – 1.00 pm

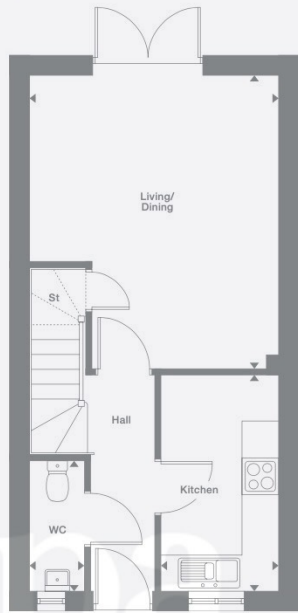








Ground Floor



First Floor



Floor Area: 737 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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