



23 Cowdray Close

Leamington Spa, CV31 1LB





























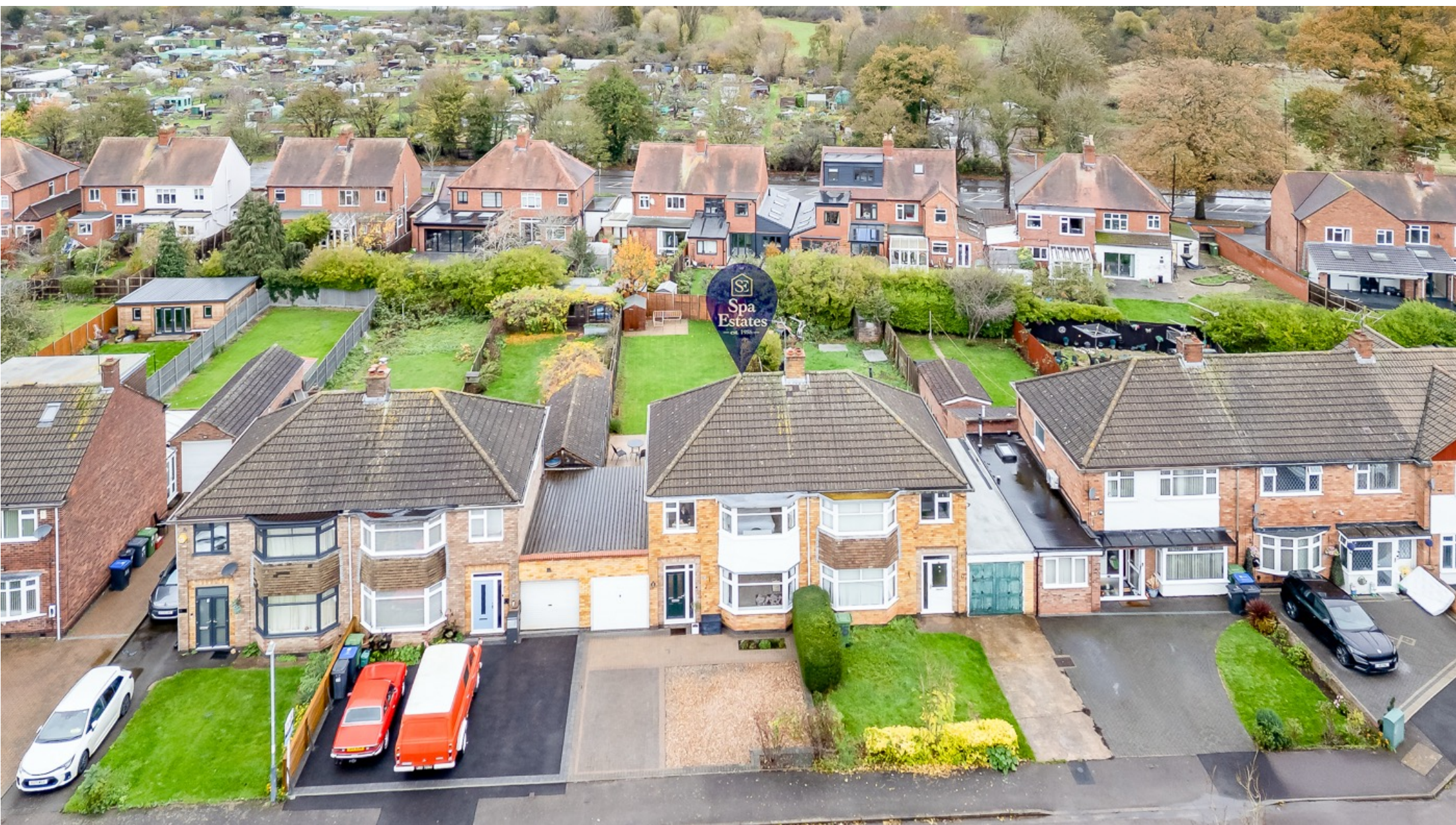












23 Cowdray Close

A well-kept and recently updated traditional bay-fronted semi-detached home offering gas-fired central heating and three bedrooms. The property features an extensive rear garden and an adjoining garage. Located within a sought-after cul-de-sac in South Leamington Spa.

ENTRANCE HALL Welcoming entrance hallway with recessed ceiling lights and hard flooring, leading to:

LIVING ROOM With open fireplace and double-glazed bay window.

DINING ROOM with pendant light, double glazed window to rear and stairs to first floor with built in storage underneath. Doorway leading to:

KITCHEN Shaker style cabinets with granite style worktops and tiling to the splash back areas. Integrated appliances include; an electric oven, gas hob and dishwasher. Wood flooring, radiator, double glazed window and French doors leading to garden. Door leading to Garage.

BATHROOM Tiled walls and a suite comprising of: low level flush w.c., vanity unit and basin with mixer tap over, bath with mixer shower over.

BEDROOM ONE Double-glazed bay window, ceiling light point, radiator and built in wardrobes.

BEDROOM TWO Double glazed window to rear aspect, ceiling light point and radiator.

BEDROOM 3 Double glazed window to rear aspect, ceiling light point and radiator.

GARAGE With up and over door. Door leading to garden.

OUTSIDE Block paved and gravel front garden with parking for 3 cars. Large fully fenced rear garden with patio area.

Location
Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

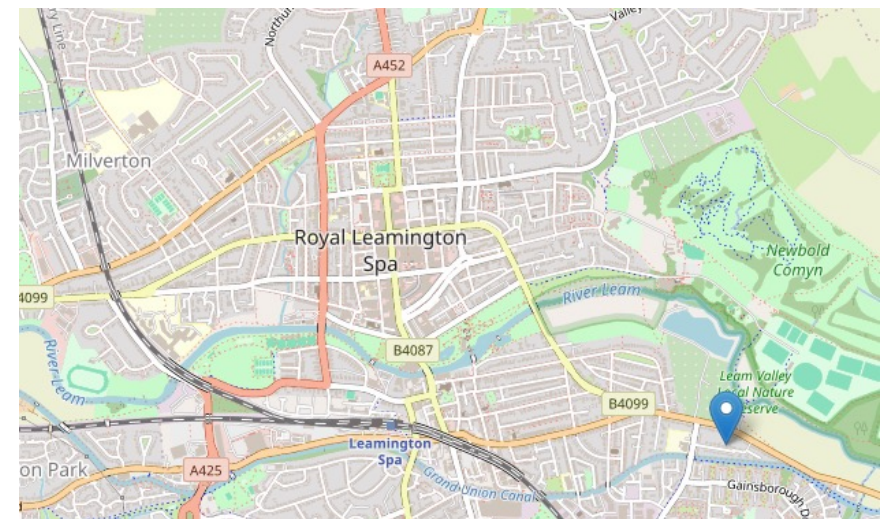
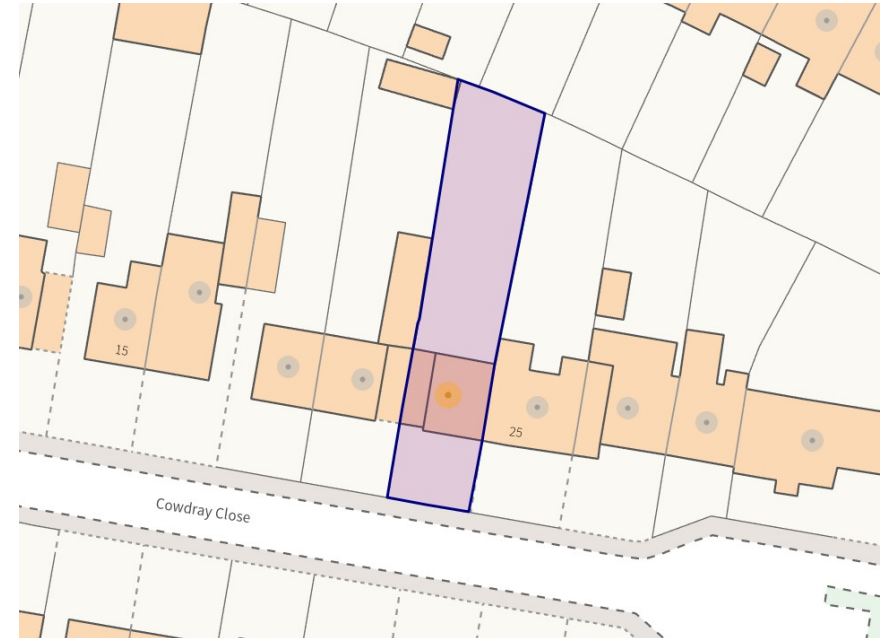
The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

Services
Mains water, gas, electricity, drainage and telephone.

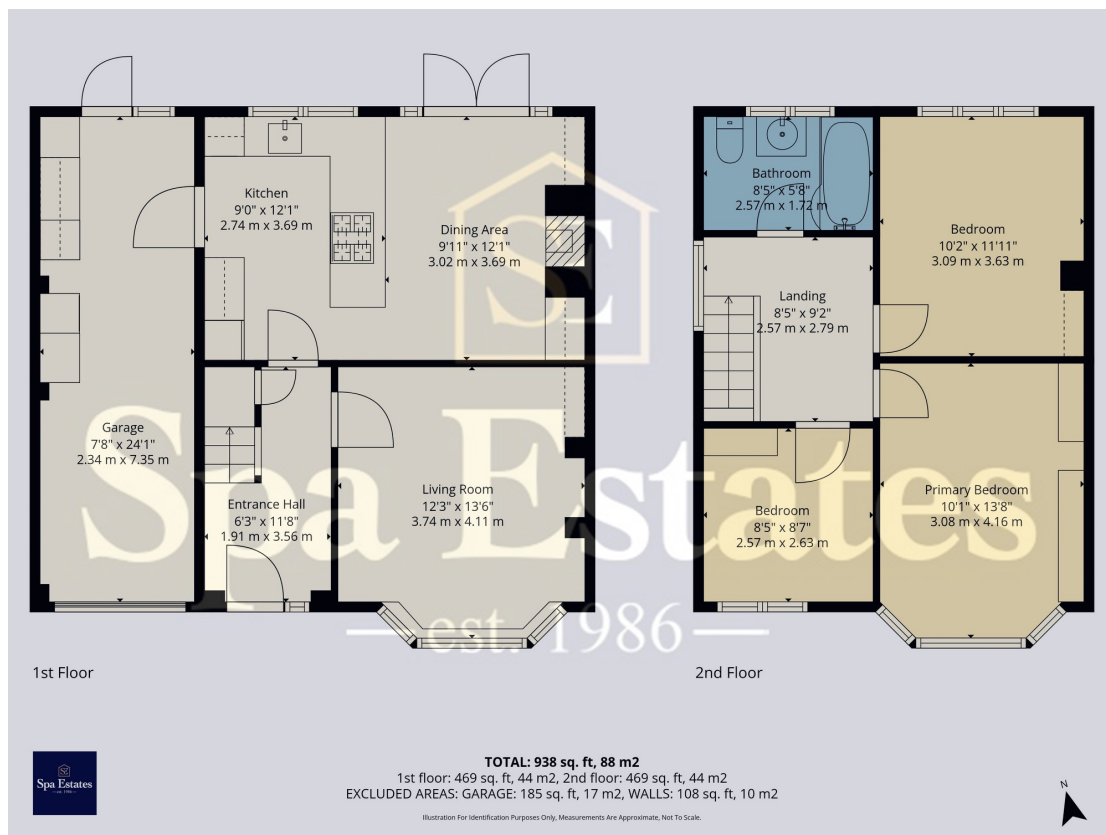
Local Authority
Warwick District Council.

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

Website
spaestates.com







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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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