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River Close, Leamington Spa, CV32 6AD

Property Description

***POTENTIAL TO EXTEND TO THE SIDE AND REAR (STPP)**
Properties in River Close, just off Edmonscode Road, rarely come onto the open market and this is an excellent opportunity to acquire a good size three bedroom end-terrace house with private rear garden. In brief the property comprises of an entrance hall, lounge, kitchen / diner, three great sized bedrooms, family bathroom, loft access and a rear garden. The property has a vast amount of potential to extend to the side and rear elevation (STPP). The property is located next to Edmonscode Sports track and a short walk through Victoria Park along the river into the town centre.

There is no upward chain involved in the sale of this property and the property must be viewed to appreciate the size and potential. Call us today for more information or to book in an internal viewing.

Location - River Close is close to Royal Leamington Spa Town Centre which has a host of independent retailers, specialist boutiques and national chains are found in the Royal Priors Mall and the attractive nearby streets, along with over forty restaurants, bars, brasseries and gastropubs. The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington station 3 miles away and Warwick Parkway with trains running to both Birmingham and London Marylebone.





Key Features

- No Onward Chain
- Great Sized Rear Garden
- North Leamington Spa Location
- Easy Access To The Town Centre
- Quiet Cul De Sac Location
- Three Bedrooms
- End Of Terraced House
- Ideal For First Time Buyers / Families
- EPC Rating F
- Council Tax Band C

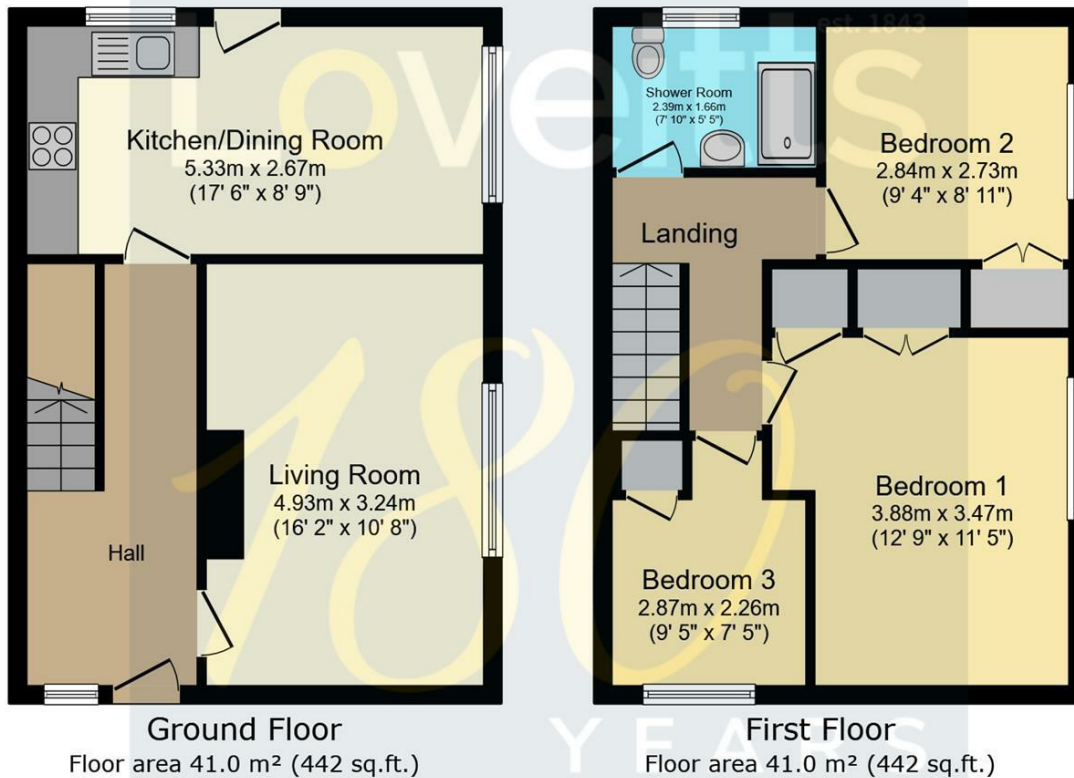
**Offers Over
£275,000**

EPC Rating - F

Tenure - Freehold

Council Tax Band -

Local Authority -



TOTAL: 82.1 m² (884 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io