

Loveitts est. 1943

part of

SHELDON  
BOSLEY  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS



Mason Avenue, Leamington Spa, CV32 7QF



# Property Description

\*\*\*POTENTIAL TO EXTEND (STPP) – NO ONWARD CHAIN\*\*\* Located to the north of this popular Spa town stands this three bedroom family home which boasts a generous size garden. Cosmetically the property does need modernising but has ample space for a young family. This property is being sold with no onward chain.

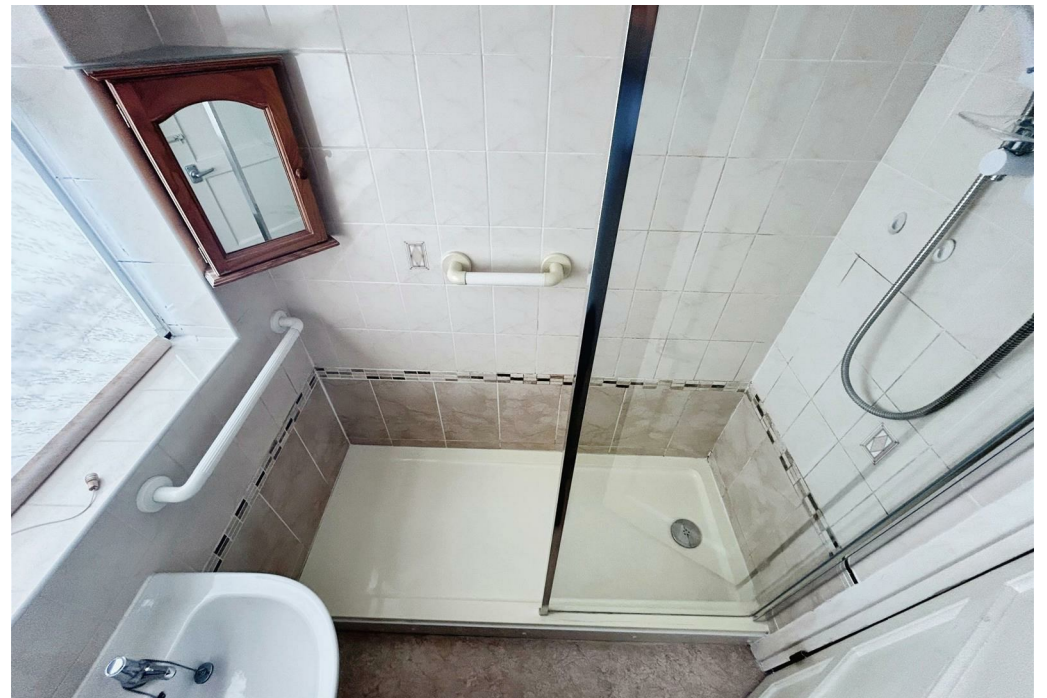
This deceptively spacious, well proportioned is ideally situated for the popular Spa town of Leamington which boasts an abundance of high street stores, local amenities and railway station which offers national railway links along with the M40 motorway corridor which offers access to north and south. The property has a parade of local amenities in the suburb of Lillington a short distance away.

The property requires an internal inspection to appreciate the well appointed accommodation which ideally suits a small demanding modern day family or, alternatively, a professional or first time buyer couple who would enjoy the following accommodation: entrance hall, lounge with space for a feature fireplace, kitchen / diner with understairs store, two double bedrooms, third bedroom, bathroom with shower unit and separate WC and loft access. The property enjoys a mature generous size lawned garden which would be great for hosting family events.

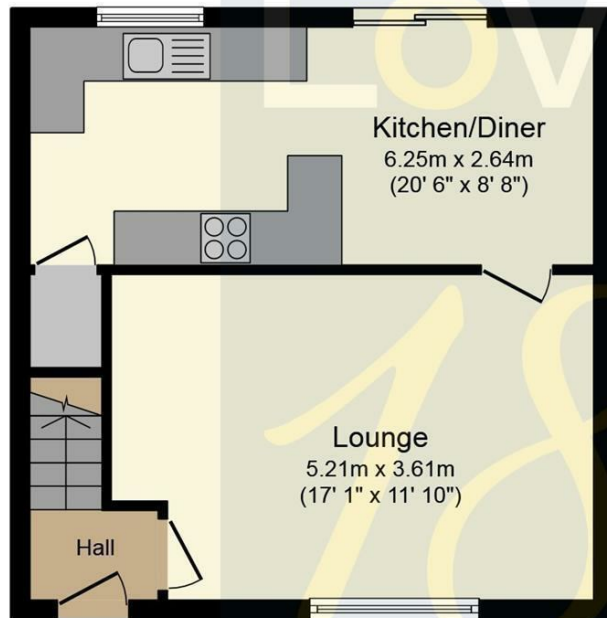
Call us today for more information or to book in an internal viewing.



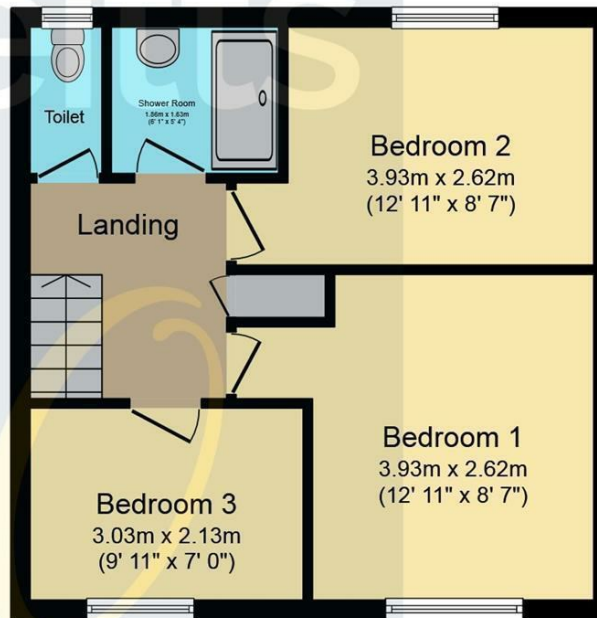








**Ground Floor**



**First Floor**

Total floor area 95.4 m<sup>2</sup> (1,027 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Key Features

- Potential To Extend (STPP)
- In Need Of Modernisation
- Three Bedrooms
- Great Sized Rear Garden
- Bathroom & Separate WC
- Semi Detached House
- No Onward Chain
- Kitchen / Diner
- EPC Rating E
- Council Tax Band C

**Guide Price**  
**£265,000**

EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority -