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Yardley Way, Leamington Spa, CV33 9SU



# Property Description

\*\*\*NO ONWARD CHAIN - MUST BE SOLD\*\*\* The house provides spacious accommodation with three double bedrooms, master bedroom suite having en-suite and dressing area. The lounge is a great size, the kitchen/diner is light and airy, well equipped and spacious with tiled floor and double doors providing access to the rear garden. There is also a useful utility area and cloakroom adjacent to the kitchen.

On the first floor are two further double bedrooms and the family bathroom with a separate walk in shower. The location is ideal for those wanting to be within a short distance of town but having open countryside, fields, local primary school, children's park and allotments all on the doorstep.

There is a rear garden, a garage that is currently being used as a home office and off road parking.

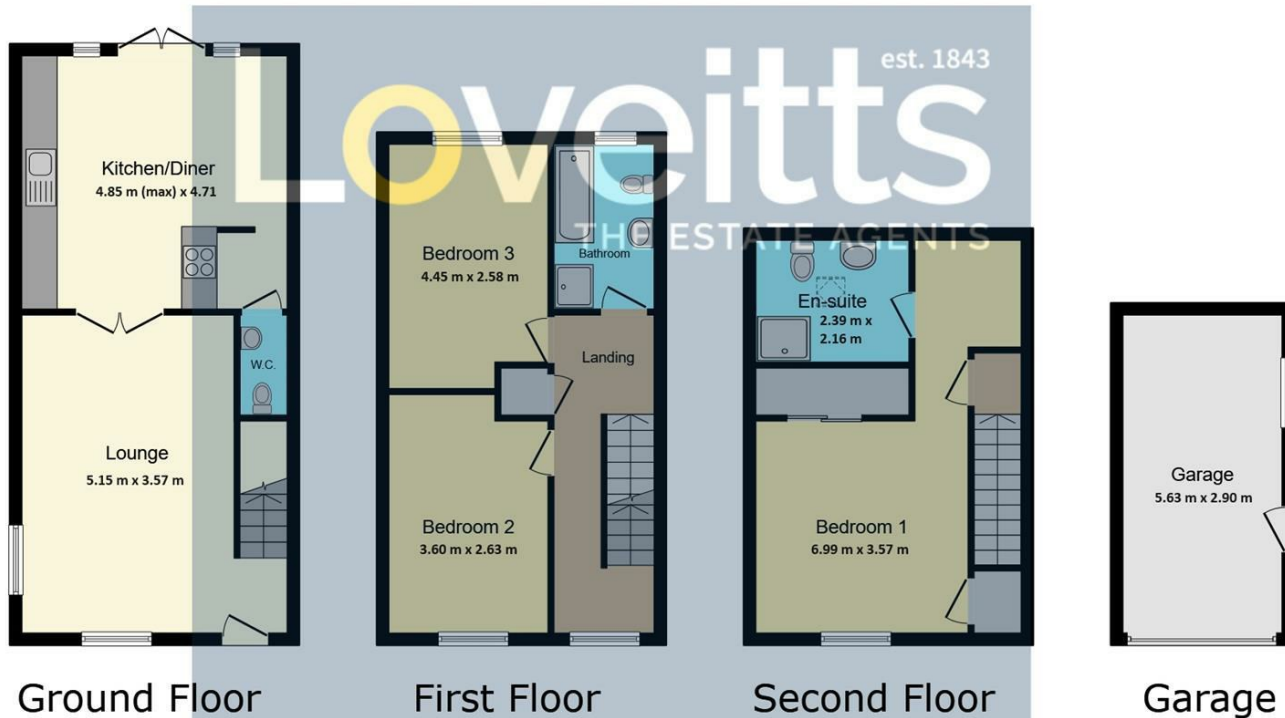
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

## Key Features

- Beautifully Presented Throughout
- Two Bathrooms
- Private Garden, Garage & Parking
- Three Double Bedrooms
- Convenient Semi Rural Location
- EPC Rating B
- Council Tax Band E

**Guide Price**  
**£399,995**

EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority -