

est. 1843
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OPENING DOORS SINCE 1843

Pattle Close, Leamington Spa, CV33 9FD

Property Description

Loveitts are delighted to bring to the market a property built by Bellway Homes just over three years ago and is ideally located for Leamington Spa, Warwick and Stratford Upon Avon and is a stones throw from Jaguar Land Rover and Aston Martin.

The property is ideal for a first time buyer, small family, somebody looking to downsize or an investor and is ready to move straight into.

In brief on the ground floor the property comprises of; entrance hallway, WC, living room and integrated kitchen / dining area with direct access to the rear garden.

Upstairs you have a great sized master bedroom, bedroom two is also a good sized and could be used as a bedroom, nursery or study, you also have a white modern family bathroom suite with shower over bath.

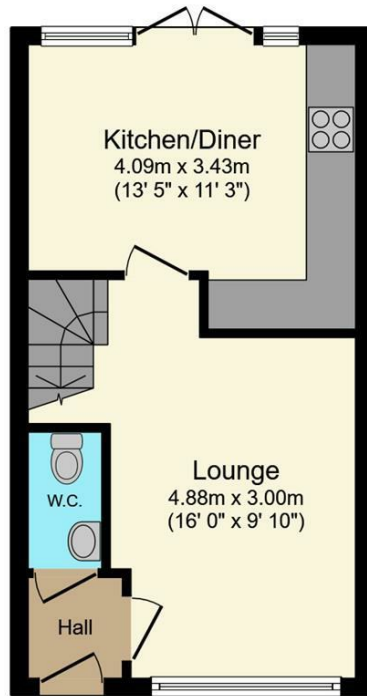
Further benefits include a well presented rear garden which is mainly laid to lawn with a small patio area off the kitchen / dining area.

The property has gas central heating and double glazing throughout and has two allocated parking spaces to the side.

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

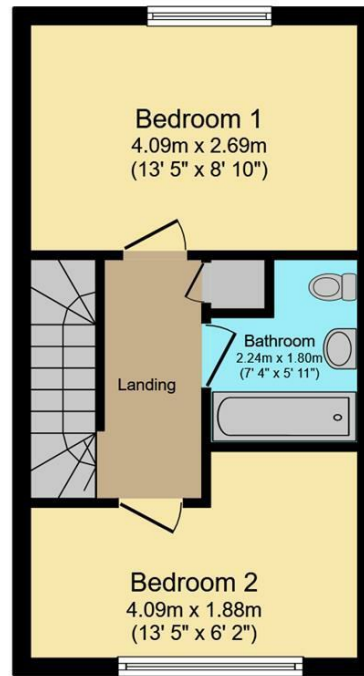






Ground Floor

Floor area 31.0 m² (333 sq.ft.)



First Floor

Floor area 31.0 m² (333 sq.ft.)

TOTAL: 62.0 m² (667 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

Key Features

- Ideal For First Time Buyers / Investors
- Modern End Terrace Property
- Ground Floor W/C
- Enclosed Rear Garden
- Allocated Parking For Two
- Integrated Kitchen With Appliances
- EPC Rating B
- Council Tax Band C

Guide Price
£260,000

EPC Rating - B

Tenure - Freehold

Council Tax Band - C

Local Authority -

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee