



HIGH VIEW ROAD, LEAMINGTON SPA, CV32 7JB







## Property Description

\*\*\* VIEWINGS COMMENCE SATURDAY 13TH DECEMBER \*\*\* Located in a popular North Leamington Spa location at the end of a quiet cul-de-sac. This family home would benefit from refurbishment throughout. Close to conveniences such as shops, public house and vets and is situated in the catchment of Telford Infants Primary School.

This traditional semi-detached home comprises in brief; wide entrance hall, through living / dining room, kitchen with pantry, downstairs W/C, utility area with access to garage and a conservatory.

On the first floor there are two double bedrooms with fitted storage space, a good sized third bedroom and bathroom with separate W/C.

Outside the property has a West facing rear garden. To the front is off street parking for two vehicles along with attractive well planted fore-garden and access to the garage. The property benefits from double glazing, gas central heating and we are informed that the roof has been replaced in the past 18 months.

Viewings are strictly by appointment and commence Saturday 13th December. This property needs to be viewed to understand its full potential.









## Key Features

- Open House Saturday 13th 10am by appointment
- Three bedroom semi-detached family home
- Requires refurbishment
- Popular North Leamington Spa location
- Telford Primary School catchment
- Off street parking
- Quiet cul-de-sac position
- West facing rear garden
- Roof replaced in the past 18 months

**Local Authority** – Warwick

**Council Tax** – Band D

**Tenure** – Freehold



3



1



2



D

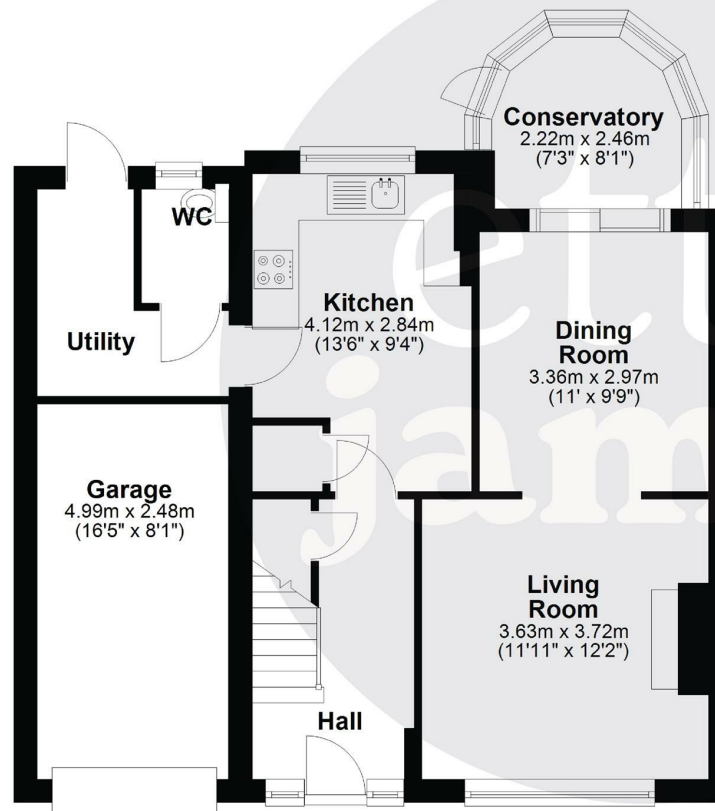






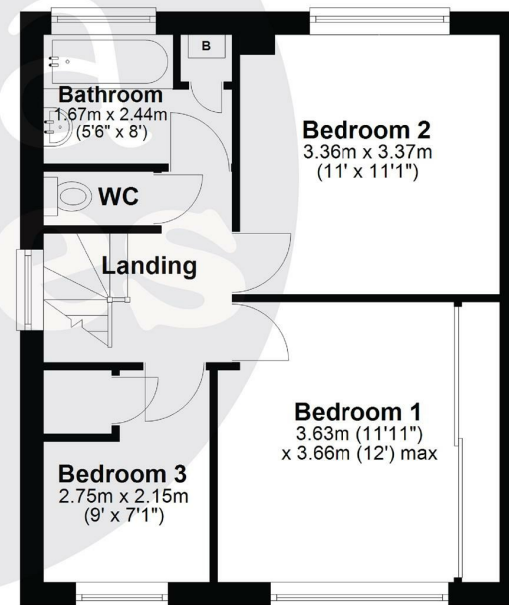
## Ground Floor

Approx. 66.3 sq. metres (713.7 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email [welcome@ettajames.co.uk](mailto:welcome@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

