



**23 Campion Road**

Leamington Spa **CV32 5XF**

Guide Price £425,000



# 23 Champion Road

An excellent opportunity to acquire a three bedroom, semi-detached property located on the highly desirable Champion Road, Royal Leamington Spa. With masses of potential, this property is an ideal project home to make your own with potential to extend to the rear (STPP). The property briefly comprises of a lounge / diner, kitchen, family bathroom, three double bedrooms, garage, rear garden and off road parking. This property has no onward chain.

Call us today for more information.

## LOCATION

Champion Road is a popular and established residential location, ideally sited within walking distance of the town centre and all amenities including shops, schools for all grades and excellent recreational facilities including Newbold Comyn. Champion Road has consistently proved to be a very popular location.

## PORCH

Having a double glazed frosted window to the side and a door leading to the;

## ENTRANCE

## LOUNGE / DINER

7.10m x 3.79m (23'3" x 12'5")  
A great sized room which in brief has a gas fireplace, central heating radiator, a double glazed window to the front elevation, French doors leading

out to the rear garden and having space for lounge / dining room furniture.

## KITCHEN

3.80m x 2.29m (12'5" x 7'6")  
Having a sink unit, work top surfaces, cupboards, walls being part tiled, space for white goods, double glazed window to the rear elevation and a door leading out to the rear garden. Also having a wall mounted boiler.

## FIRST FLOOR LANDING

Having doors to adjacent rooms, an airing cupboard, a double glazed frosted window to the side and having loft access.

## BEDROOM ONE

3.85m x 2.93m (12'7" x 9'7")  
Having a central heating radiator, built in wardrobes, double glazed window to the front elevation and space for bedroom furniture.

## BEDROOM TWO

3.37m x 2.88m (11'0" x 9'5")  
Having a central heating radiator, built in wardrobes, double glazed window to the rear elevation overlooking the garden and space for bedroom furniture.

## BEDROOM THREE

2.94m x 2.36m (9'7" x 7'8")  
Having a central heating radiator, double glazed window to the front elevation and space for bedroom furniture.

## FAMILY BATHROOM

2.22m x 2.15m (7'3" x 7'0")  
Having a bath, a sink unit with storage below, shower cubicle, heated towel rail, part tiled walls and a double glazed frosted window to the rear elevation.

## SEPERATE W/C

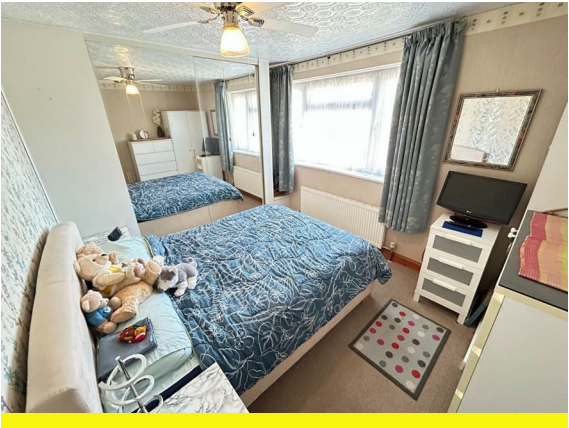
Having a low level W/C and a double glazed frosted window to the rear elevation.

## Features

No Onward Chain  
Being Sold with NO CHAIN  
Generously Sized Rooms Throughout  
Offering Lots Of Potential  
Ideal For A family Or First Time Buyers  
Garage  
Off Road Parking  
Three Good Sized Bedrooms

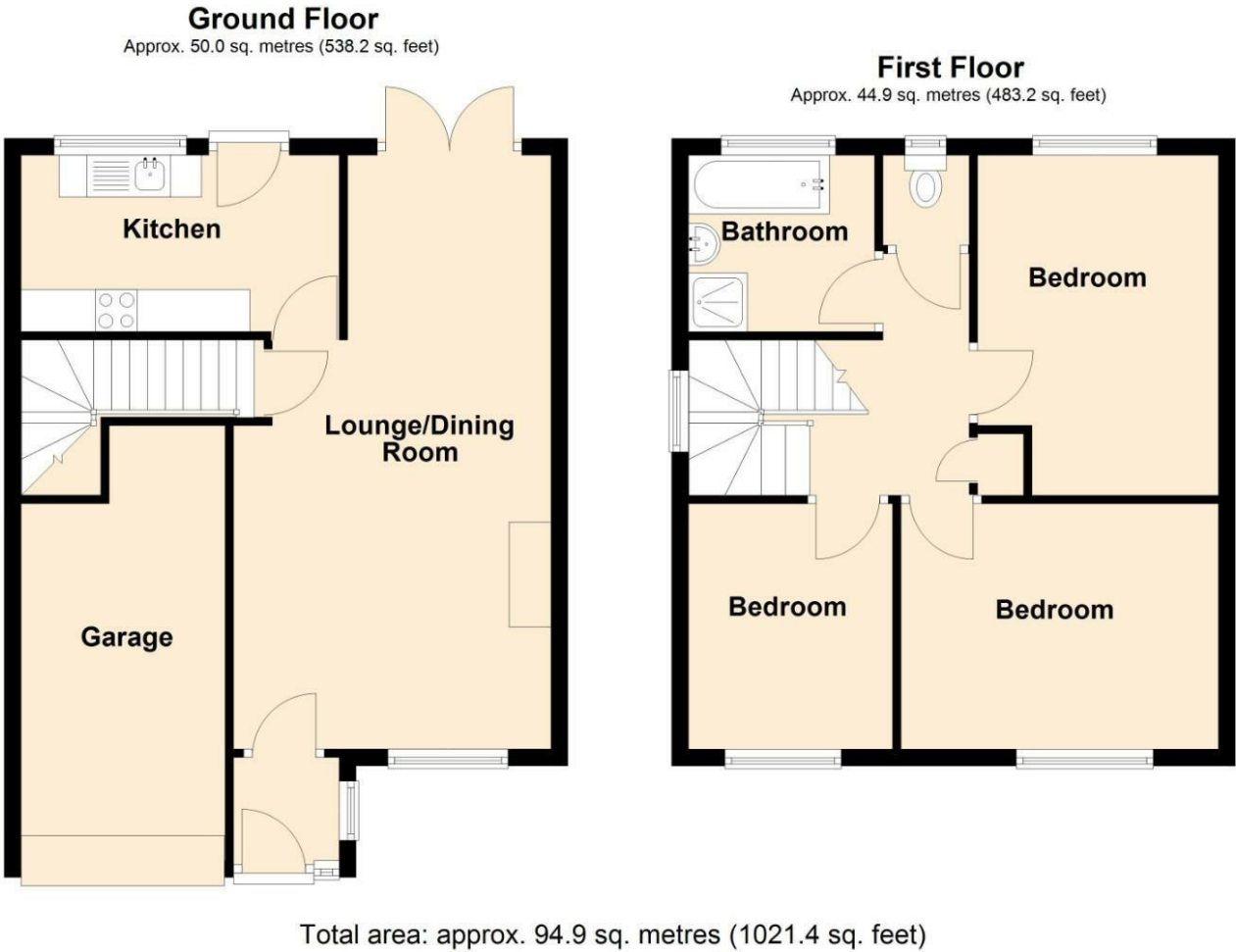








Floorplan



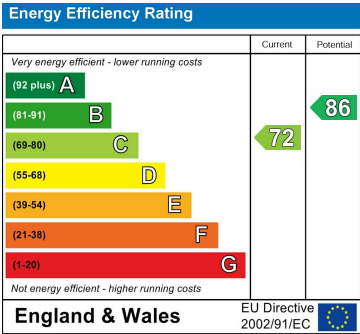
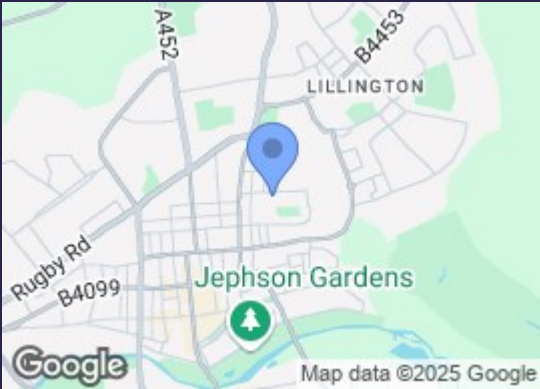
General Information

**Tenure**  
Freehold

**Services**  
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

**Fixtures & Fittings**  
Specifically excluded unless mentioned in these sales particulars.

**Council Tax**  
Band D - Warwick District Council



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