



**For Sale**

**£260,000**

**2**

**1**

**2**

**122 m<sup>2</sup>**

**77 m<sup>2</sup>**

**Nathaniel Cleaver**

07793 363210

nathaniel@thepropertyexperts.co.uk

## **15 Justice Close, Leamington Spa**

**\*\*\* VERY WELL PRESENTED HOUSE SET IN POPULAR LOCATION & READY TO MOVE STRAIGHT IN TO \*\*\***

A two double bedroom mid terrace property set in the ever popular area of Whitnash.

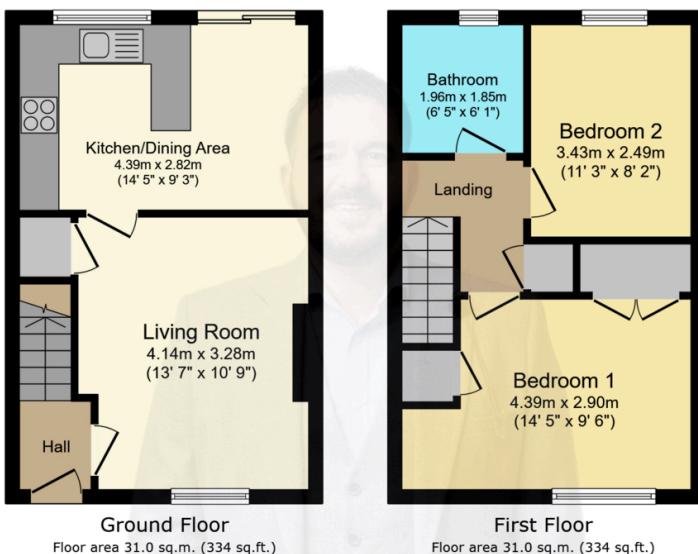
This property is very well presented from top to bottom and would be ideal for a first time buyer, small family or somebody looking to downsize. It is in a perfect location for school catchments, local amenities, all major transport links, the train station and close to nice parks and dog walks.

In brief the ground floor consists of; entrance hallway, living room with large window to the front aspect and under stairs storage cupboard and a refitted kitchen that has built in cooker, hob and fridge and has plenty of space for a dining table and four chairs, it also has sliding doors leading out on to the patio and garden.

Upstairs you have two fairly equally sized double bedrooms, the master benefits from a built in storage cupboard over the stairs and there is a white family bathroom suite.

To the rear is a well presented and established garden which has a patio area, ideal for family BBQ's and parties with a nice lawn area to the rear, there is also rear access.





Total floor area: 62.0 sq.m. (668 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](http://www.Propertybox.io)

- Mid Terrace House
- Two Double Bedrooms
- RE Fitted Kitchen / Dining Area
- Living Room
- Very Well Presented Throughout
- Enclosed Rear Garden
- Driveway Parking For Two Cars
- Ideal for First Timers, Small Families & Down Sizers
- Close To Local Amenities, Parks, Schools etc.
- EPC Rating - TBC

