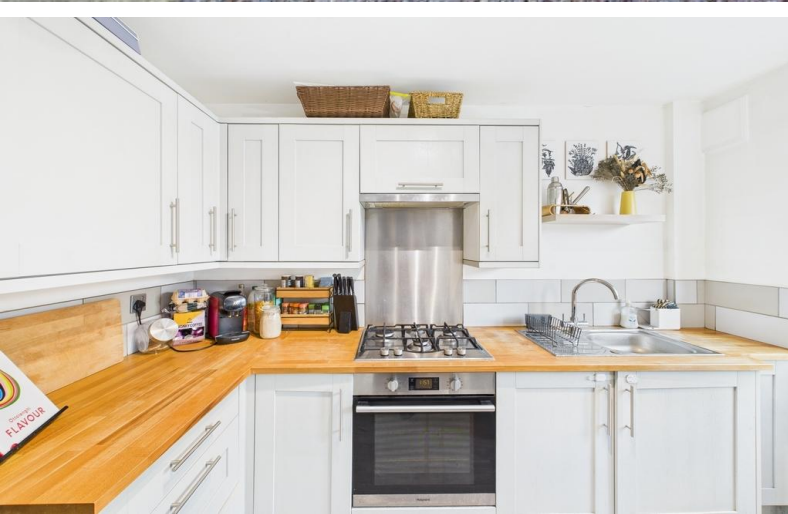


FOR SALE



Cundall Close, Leamington Spa

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers Over £260,000

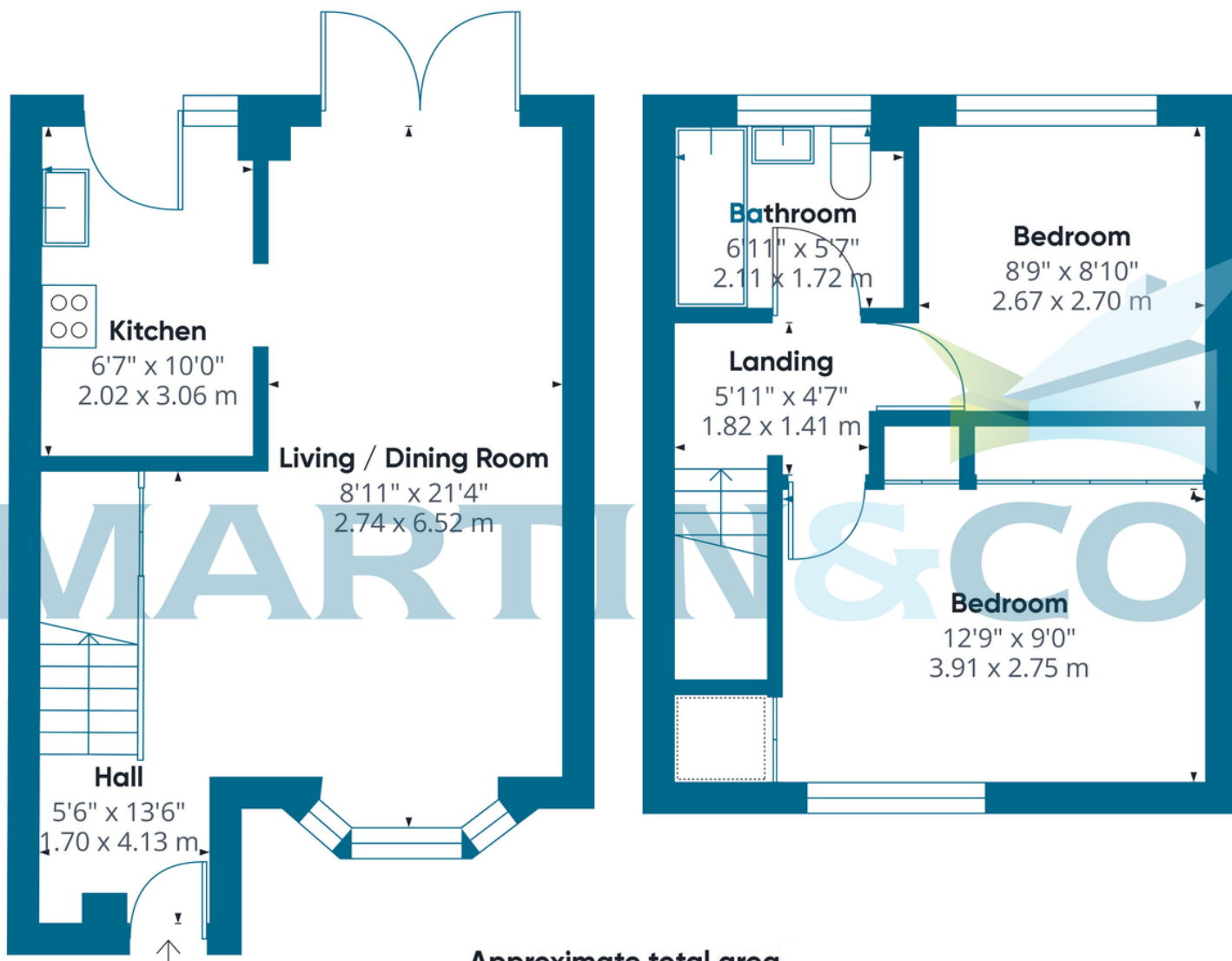


- Two double bedrooms
- Spacious dining living room
- Kitchen with gas hob
- Bathroom with shower over bath
- Cul-de-sac position
- Private rear garden
- Substantial off road parking

A well-presented two-bedroom terrace house situated in a quiet location on the outskirts of Leamington. On the ground floor there is a generous living dining room with bay window and patio doors to the rear garden, the kitchen is located off the dining area and has a door for access to the garden. On the first floor, the home accommodates two spacious double bedrooms along with a sleek bathroom furnished with a modern white suite. The property benefits from double glazing throughout, a private rear garden and gated rear access to the private off road parking area. This would make an ideal family home or first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Approximate total area

628.6 ft²

58.4 m²

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.