







A well presented, modern end town house, providing gas centrally heated, two bedroomed and two bathroomed accommodation including twin car parking facility, in highly regarded North Leamington Spa location.

Fitted Dining/Kitchen 12'9" x 11'10" (3.89m x 3.61m)

Lobby

Cloakroom/WC

Lounge

13' x 9'12" (3.96m x 2.74m)

Bedroom

12' x 10'1" (3.66m x 3.07m)

En-Suite Bathroom/WC

8'10" x 5'3" (2.69m x 1.60m)

Bedroom

9'10" x 9'3" (3.00m x 2.82m)

En-Suite Shower Room

Outside











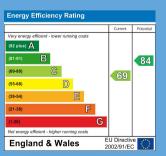




## Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents

Leamington Spa Office Somerset House Clarendon Place Royal Leamington Spa CV32 50N



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

IMPORTANT NOTICE thB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitutely and for contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not purchasers should not here are given in good faith, and are believed to be correct, but any intending purchasers should not not make our selection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Poston tank of the property on behalf of ehB Residential, nor enter into any contract on behalf of the Poston tank of the property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract this property on behalf of ehB Residential, nor enter into any contract the property on behalf of ehB Residential, nor enter into any contract the property on the entering into the property on the entering into the property on the entering into any tank of the property on the entering into any tank of the property on the entering into any tank of the property on the entering into any tank of the