



**Braemar Road, Lillington**  
**Guide Price £390,000**

**complete** ●●●  
ESTATE AGENTS



# Braemar Road, Lillington, Leamington Spa

A three-bedroom extended, semi-detached home in Lillington in need of modernisation. With a side and rear extension, this property offers a versatile living space which someone can put their own stamp on. In brief the accommodation offers; porch, entrance hall, two reception rooms, study/bedroom four, kitchen breakfast, utility, downstairs shower room, further three bedrooms upstairs and a family bathroom. Also benefitting from the driveway, front garden and rear garden.

## Porch & Entrance Hall

With wood effect flooring, stairs raising to first floor and doors flowing off into;

## Living Room

A separate reception room with uPVC double glazed by window to the front elevation, wall mounted radiator and central pendant light.

## Dining Room

Further reception room with double glazed door out into the garden, wooden floorboards, wall mounted radiator, electric fire and pendant lighting.

## Study/Bedroom Four

Benefiting from a side extension the property now offers a further versatile room downstairs which could be a study,





play room or fourth bedroom. Complete with uPVC window to the front elevation, wall mounted radiator and pendant light.

#### Kitchen Breakfast

In need of renovation the kitchen currently consists of a range of high and low level units with tiled splash-back, sink with mixer tap, plumbing and space for all modern appliances. Off the kitchen is a utility space with uPVC door out into the garden.

#### Downstairs Shower Room

Fully tiled with three piece suite.

#### First Floor Landing

#### Master Bedroom

A bay fronted well sized double bedroom, carpeted with wall mounted radiator and pendant light.

#### Bedroom Two

Further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator and two built in wardrobes either side of the chimney breast.

#### Bedroom Three

A small single bedroom with uPVC double glazed window to the rear elevation.

#### Bathroom

Part tiled with three piece suite including; toilet, wash basin and bath with electric shower over. Also benefitting from radiator and window to the front elevation.

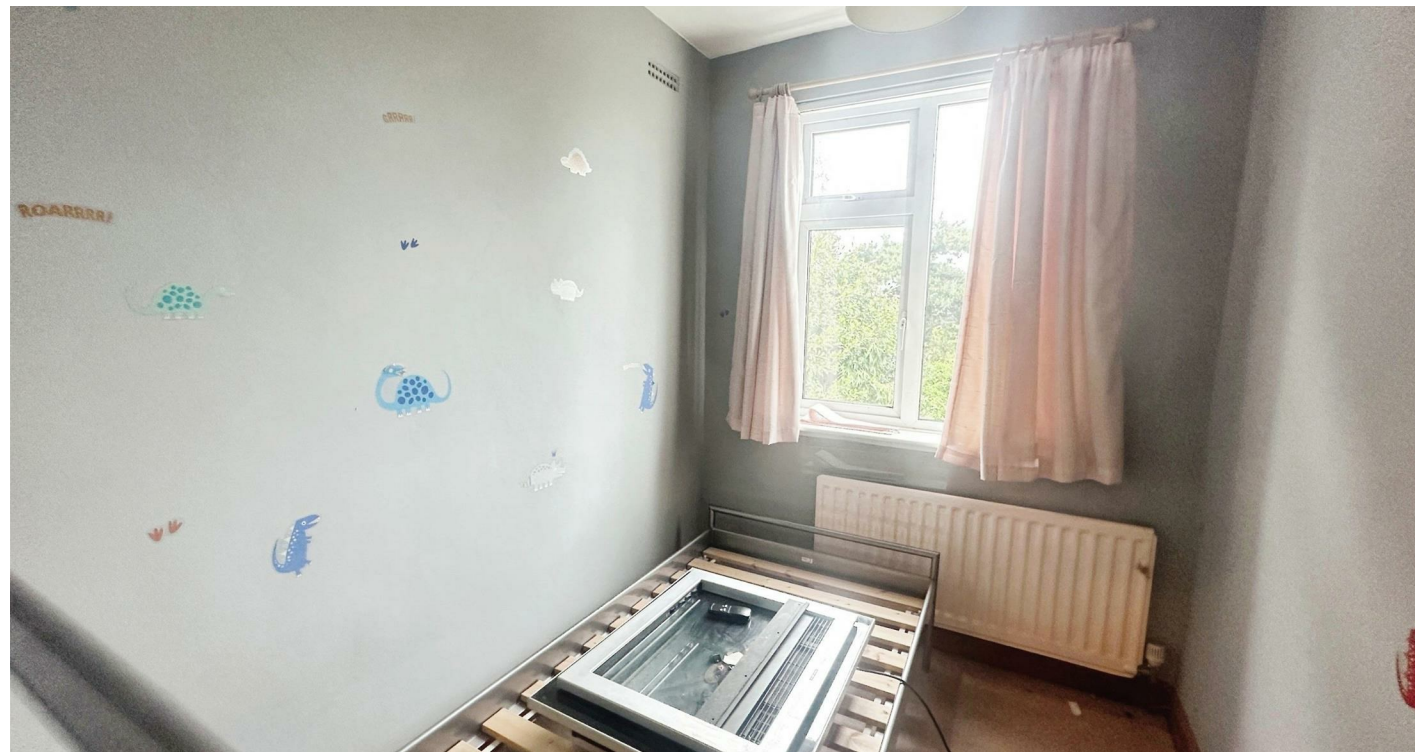
#### Driveway & Front Garden

With space for one car, pathway and front garden which could be changed to further parking if required.

#### Rear Garden

In need of landscaping with mature shrubs and trees.

**Additional Information** - There is around 12 inches of land that the neighbouring property has built their lean/ fence on. The solicitors for the landlord are in the process of preparing a licence to state that they will return the land back when the lean too needs replacing or removed. This will need to be



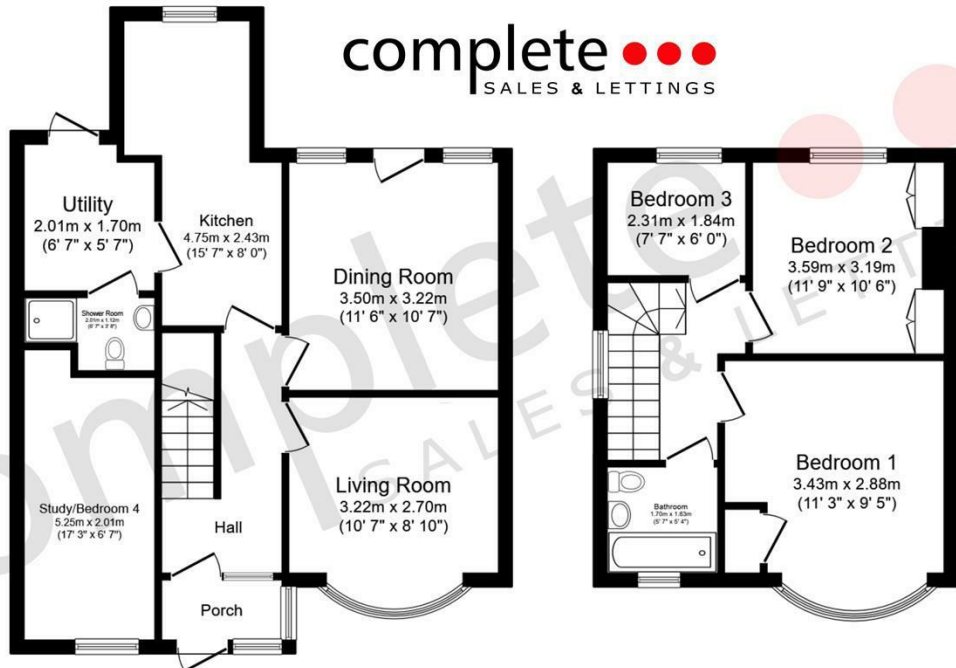
shared with any prospective buyer.

#### Location

This property is positioned close to Telford School in the popular area of North Leamington Spa, located in a quiet position but close to the town centre which has a range of further state, private and grammar schools. The town has a

popular array of bars, cafe and boutique shops on offer. Also, the property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone.





**Ground Floor**  
Floor area 55.4 m<sup>2</sup> (597 sq.ft.)

**First Floor**  
Floor area 33.6 m<sup>2</sup> (361 sq.ft.)

TOTAL: 89.0 m<sup>2</sup> (958 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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