

GUIDE PRICE

£325,000

Rosewood Crescent

Leamington Spa, CV32 7UN



## PROPERTY SUMMARY

This well-presented three-bedroom home is situated in a peaceful community to the northeast of Leamington Spa town centre. Nestled around an attractive formal garden, this sought-after development was built by renowned Warwickshire developers AC Lloyd in the late 1990s and has remained a popular choice ever since.

The property is one of the rarer three-bedroom designs, offering well-balanced living space. It comprises a spacious living room, a bright dining kitchen, a downstairs WC, three bedrooms, and a family bathroom. The loft is also generously sized and presents an excellent opportunity for conversion.

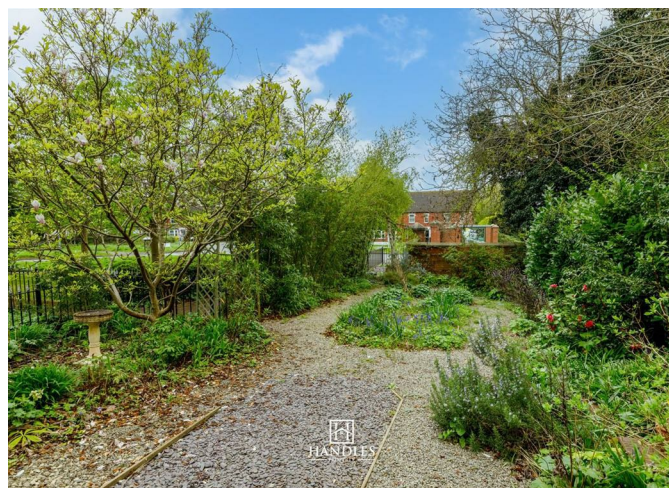
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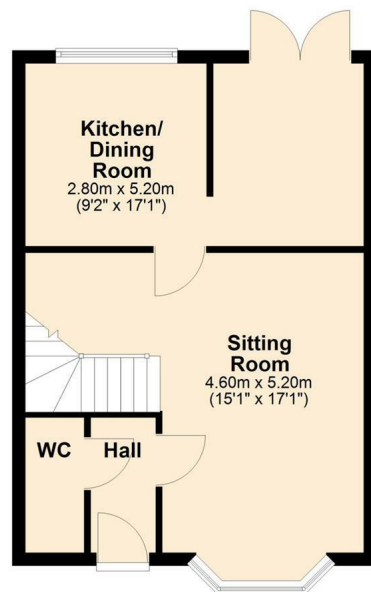




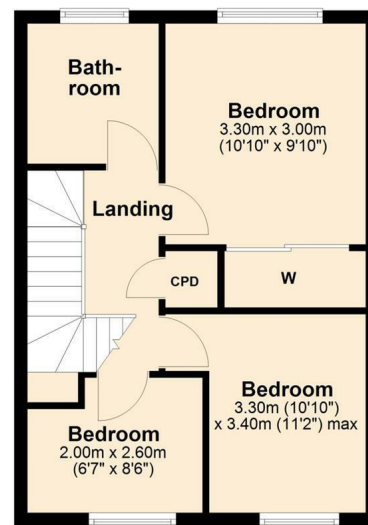




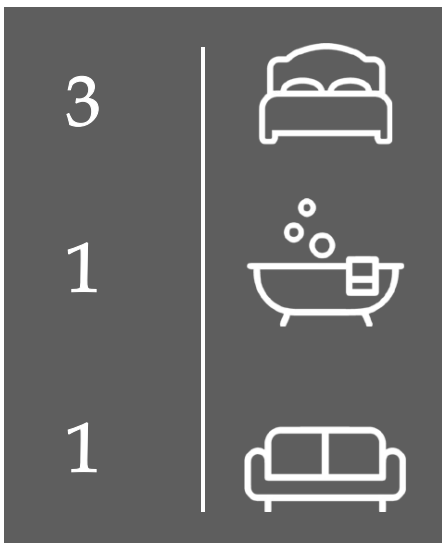
**Ground Floor**  
Approx. 39.2 sq. metres (422.1 sq. feet)



**First Floor**  
Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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