

GUIDE PRICE

£300,000

Edmondscote Road

Leamington Spa, CV32 6AG

PROPERTY SUMMARY

Edmonscode Road, Leamington Spa

This charming three-bedroom semi-detached family home is tucked away on a quiet, low-traffic road just west of Leamington Spa's vibrant town centre. Ideally positioned for commuters, it offers easy access to both the railway station and the M40/M42 road network, making travel to Birmingham, Coventry, and London highly convenient.

Spanning a generous 900 sq. ft. (excluding the excellent attic space pictured), No. 35 provides well-proportioned living areas that have been thoughtfully updated by the current owners. Notable highlights include refurbished timber flooring and a modern, stylish

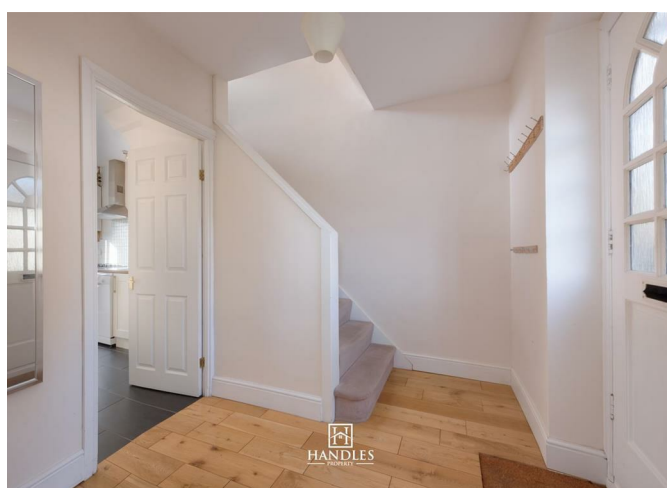
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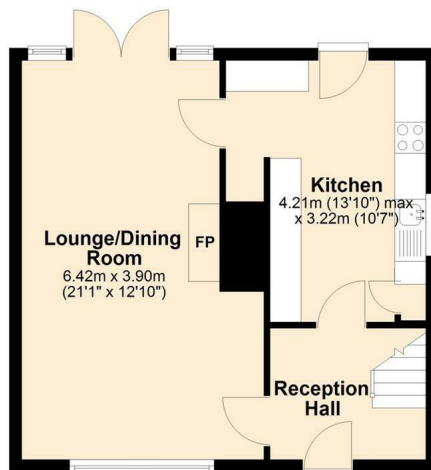






Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)

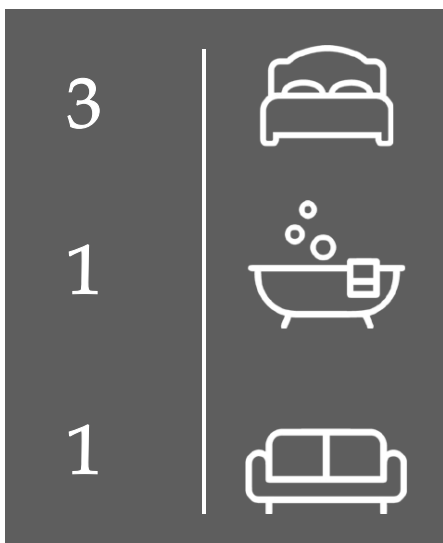


First Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



Total area: approx. 83.5 sq. metres (899.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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