



OFFERS OVER
£240,000
Millers Road
Warwick, CV34 5AD

PROPERTY SUMMARY

OPEN DAY - 26th April. Email now to reserve your viewing slot!

An exciting opportunity awaits with this spacious home in Warwick - ideal for buyers with vision and a flair for transformation.

Where else in Warwick or Leamington Spa can you find a property offering over 1,100 sq ft of living space and a generous garden at this price point?

This home presents a fantastic chance to design and tailor the space to your personal style, with plenty of room to grow into. In addition to the layout shown in the floorplan, there's a substantial attic space brimming with potential for conversion (subject to planning permission).

Offered with no onward chain and a flying freehold, this is one opportunity not to be missed.

3



1



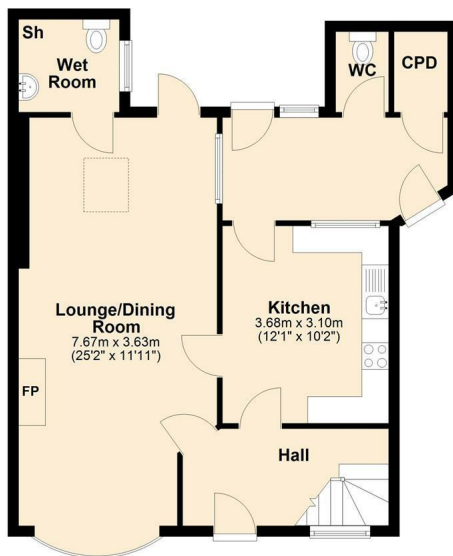
1



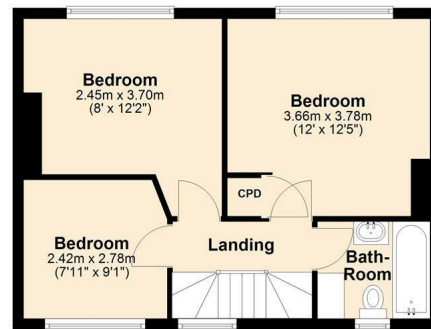




Ground Floor



First Floor



Total area: approx. 103.7 sq. metres (1116.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



OFFICE ADDRESS
8a Regent Street
Leamington Spa
Warwickshire
CV32 5HO

OFFICE DETAILS
01926 354 400
leamington@handlesproperty.co.uk