

OFFERS OVER  
£325,000

## Cumberland Crescent

Leamington Spa, CV32 7BL



## PROPERTY SUMMARY

Spotlessly Presented 3-Bedroom Semi-Detached Home Backing Onto Warwickshire Countryside

Situated on the north-eastern edge of Leamington Spa in the popular area of Lillington, this beautifully decorated 1973 semi-detached house offers bright, spacious living and is available with no onward chain.

Backing directly onto stunning Warwickshire countryside, the property offers a generous 103.8 m<sup>2</sup> of space (including the garage) and represents excellent value for its size and idyllic position.

Key features include:

- Light-filled living spaces
- A large, well-equipped kitchen with ample cabinet and work surface space
- A convenient downstairs WC
- An integral garage

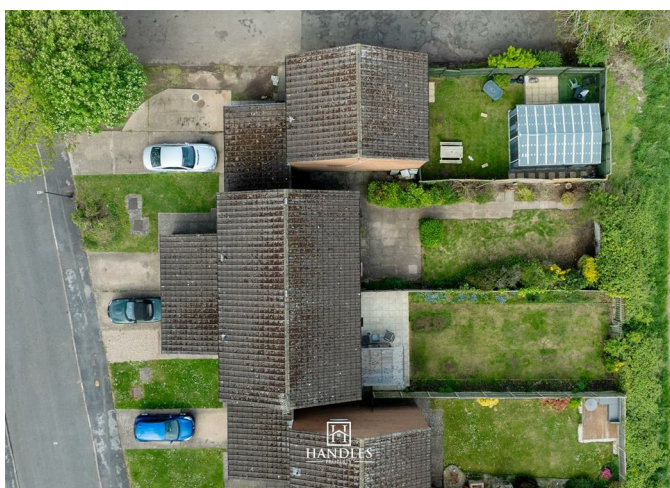
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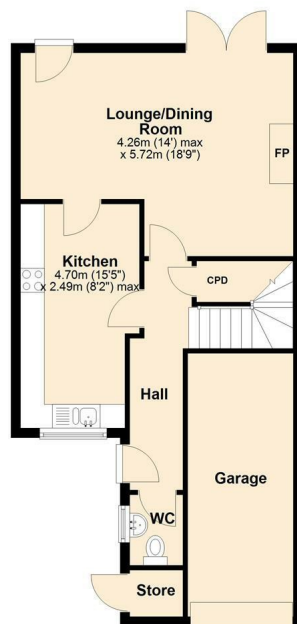




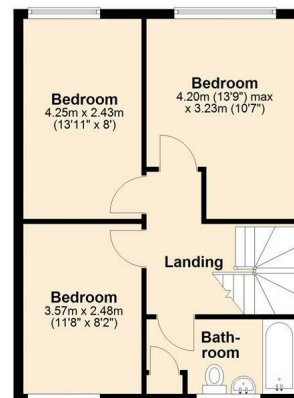




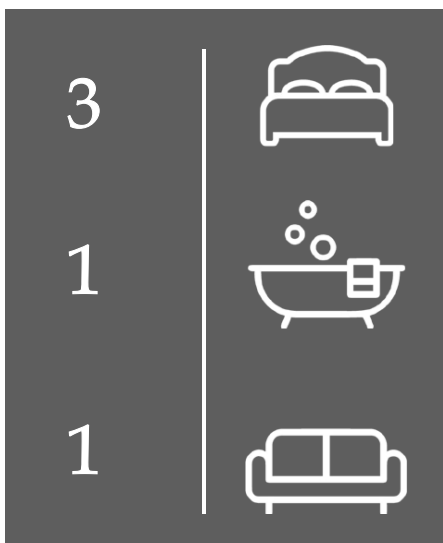
Ground Floor



First Floor



Total area: approx. 103.8 sq. metres (1117.2 sq. feet)



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>	71	72
(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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