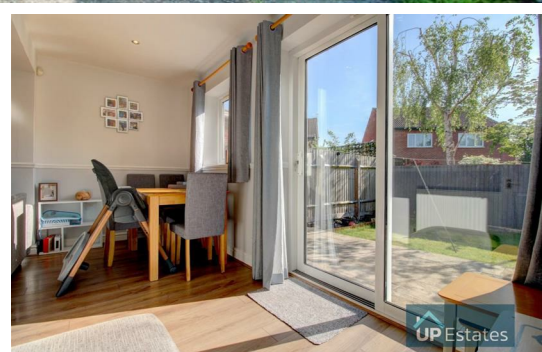




**3 Bedroom House - Semi-Detached**  
**located on Moncrieff Drive,**  
**Leamington Spa**  
**£325,000**

**UP Estates**



3



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C

**\*\* EXTENDED SEMI-DETACHED FAMILY HOME - PRIVATE GARDEN - DRIVEWAY & LARGE GARAGE - QUIET CUL-DE-SAC NEXT TO GREEN - THREE BEDROOMS \*\*** This beautifully presented, extended family home is now available for purchase! Tucked away in a quiet cul-de-sac, viewing is essential to appreciate this home which very briefly comprises; driveway, entrance hall, kitchen, family living room, dining area, utility room, spacious garage with power/light and private rear garden all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. Call now to secure a viewing!

£325,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- OPEN PLAN LOUNGE DINER
- THREE BEDROOMS
- UTILITY ROOM & BATHROOM
- QUIET CUL DE SAC
- BEAUTIFULLY PRESENTED THROUGHOUT
- EPC C
- COUNCIL TAX BAND C





## LOCATION

Situated just to the south east of Leamington Spa's town centre and well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and a direct train service to London Marylebone. The immediate area has a variety of local amenities such as an Asda superstore, smaller shops and well regarded local schooling.

## IMPORTANT NOTE TO PURCHASERS

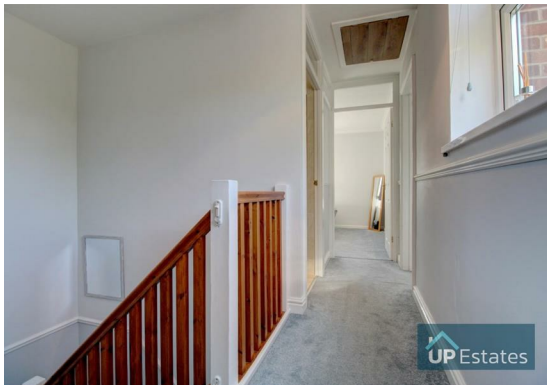
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars





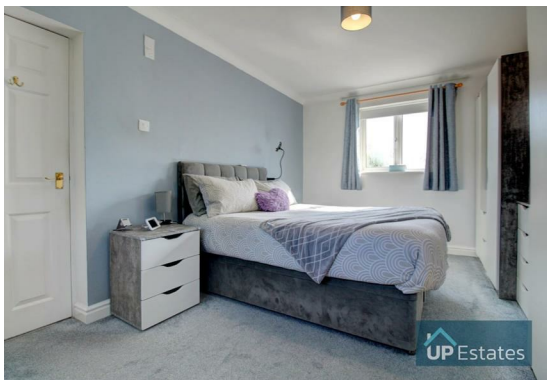
accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Moncrieff Drive, Leamington Spa





Total Area: 95.8 m<sup>2</sup> ... 1031 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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