



BRAEMAR ROAD, LEAMINGTON SPA, CV32 7EY



Property Description

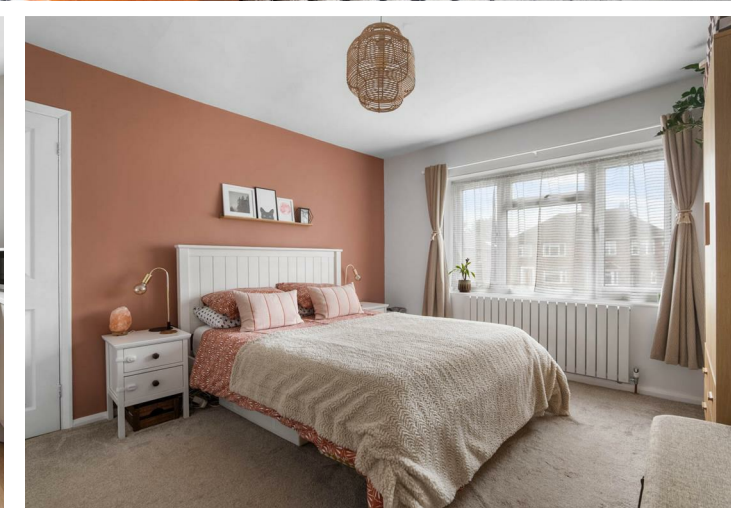
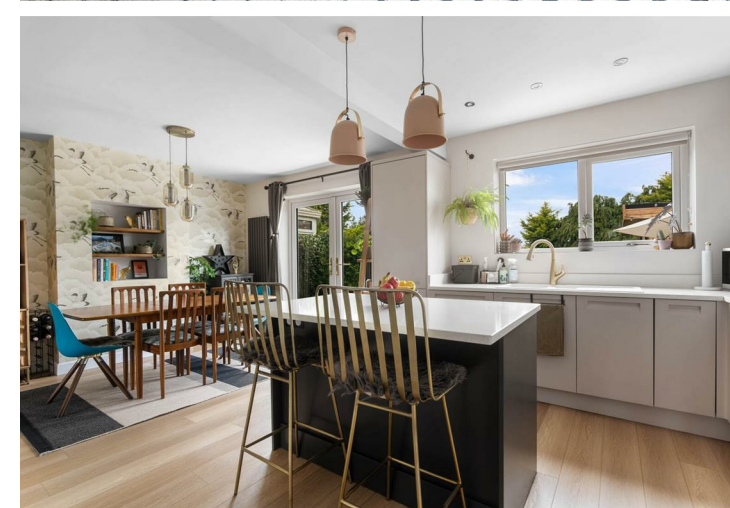
*** VIEWINGS COMMENCE SATURDAY 6TH JUNE @ 10AM ***

Located in a popular North Leamington location, this family home is within walking distance of both Telford Primary and North Leamington Secondary schools. This property has undergone a transformation since its last purchase, with walls removed and new kitchen and bathroom being installed. One of the key selling features of this home is the modern detached garden room measuring approx. 16ft x 9ft offering versatility in its use.

In brief the property comprises of, entrance hall, kitchen with a central island breakfast bar, floor and wall mounted units with contemporary letterbox handles. This space is open plan to the dining area which is again open plan to the living room area. On the first floor there are three bedrooms and a refitted family bathroom.

The rear garden is accessed via French doors in the dining room. A white stone patio area leads down to a mature and well-maintained Northwest facing garden. There is a further patio with space for a six-seater outdoor table and chairs. The orientation of this garden means it is bathed in sunlight throughout the day. The show piece of the garden is the versatile Modern garden room sat where the former garage was located. This space could be used for a multitude of things such as home office, small business, gym or even a summer living room. To the side of the property is a concrete hard standing area that leads through gates to the driveway at the front along with landscaped front garden.

This property is a fantastic example of a family home in the area. Viewings are strictly by appointment and strongly advised to appreciate the overall quality of finish and space. There is potential to extend to the side or onto the loft subject to the necessary planning permissions and consents.





Key Features

- Viewings Commence Saturday 6th June at 10am
- Popular North Leamington Spa Location
- Walking Distance to Telford Primary and North Leamington Secondary Schools
- Open Plan Kitchen, Dining, Living Room
- Three Bedrooms
- Family Bathroom
- Modern Garden Room approx. 16ft x 9ft
- Private Rear Garden
- Off Street Parking

Local Authority – Warwick

Council Tax – Band C

Tenure – Freehold



3



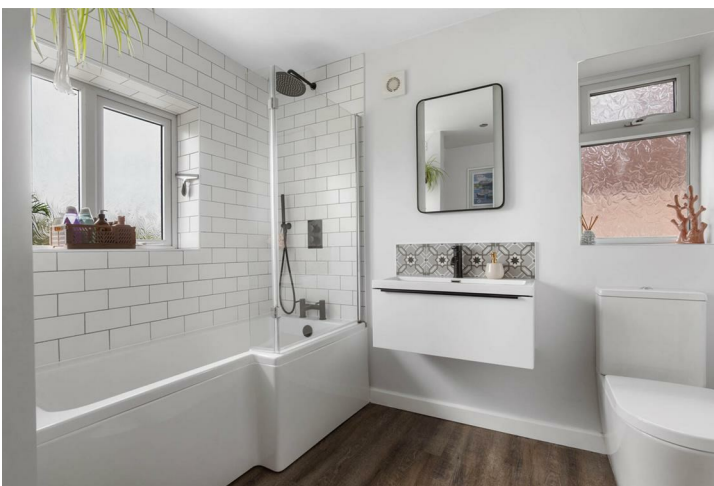
1

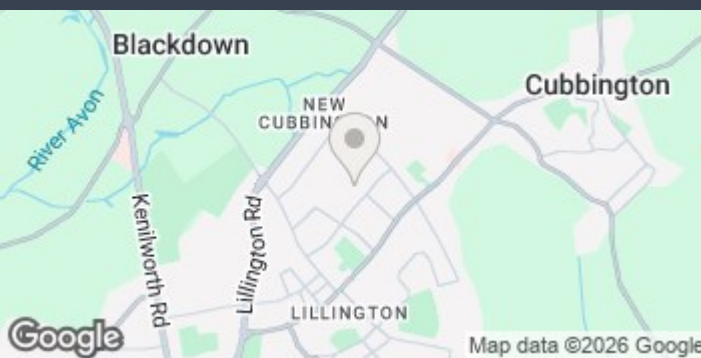


1



C



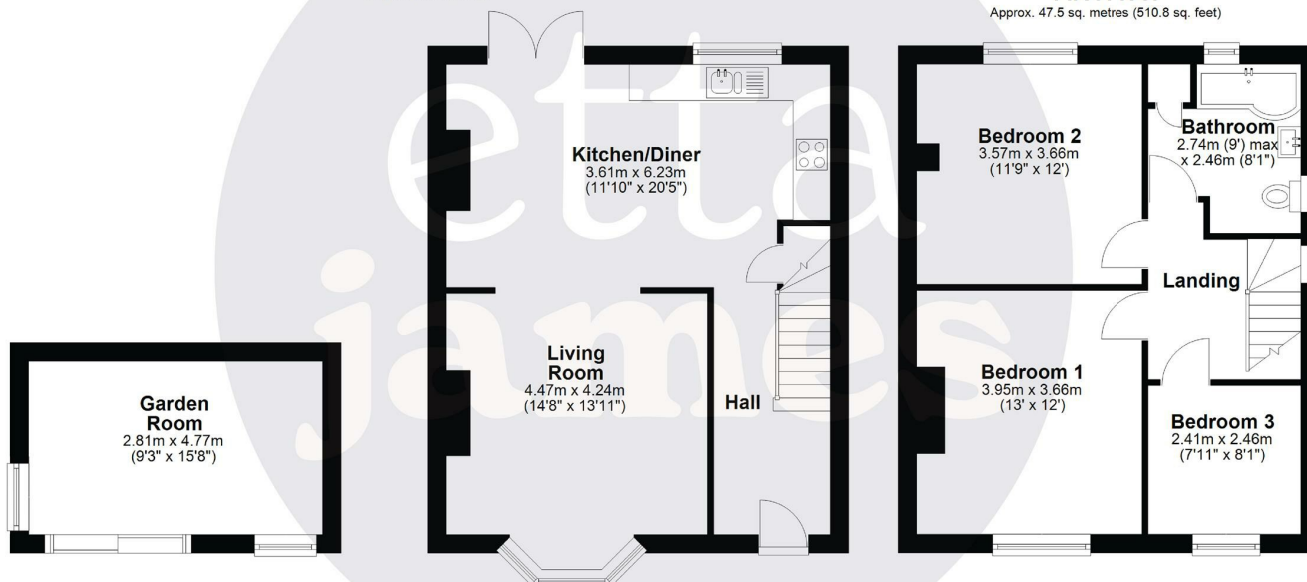


Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)
(excluding Garden Room)

First Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



Total area: approx. 95.2 sq. metres (1024.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.