

Cloud9 Estates

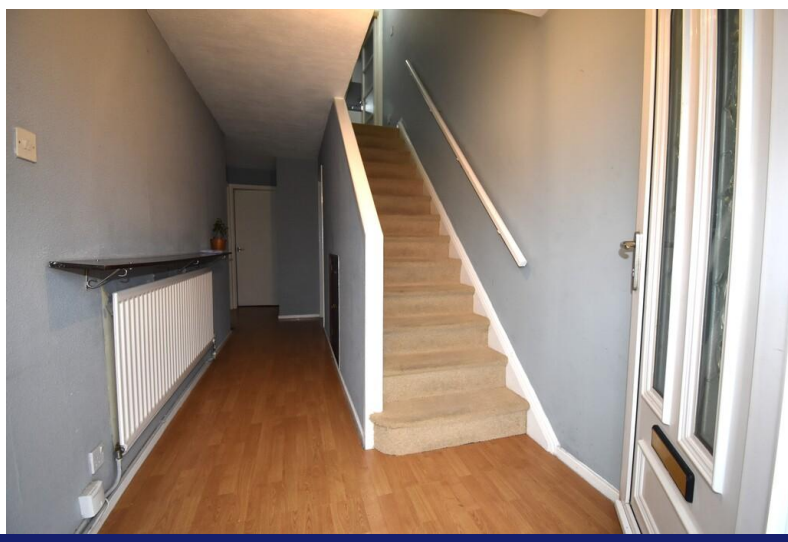
Brunel Close
Whitnash
Leamington Spa
CV31 2QG

- Three Storey Family Home
- Garage And Off Road Parking - Driveway
- Ground Floor WC
- Separate Ground Floor Utility Room

Offers Over £270,000

EPC Rating ‘D’

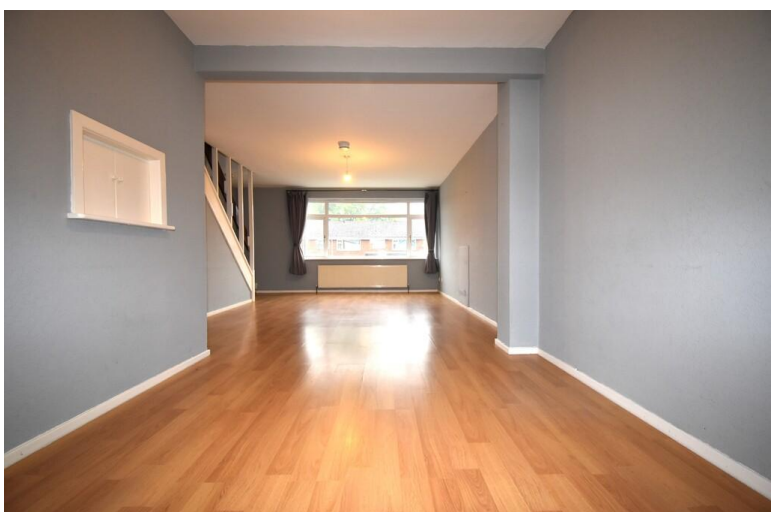




Brunel Close, Whitnash, Leamington Spa, CV31 2QG







Property Description

ABOUT THE PROPERTY
Located in the desirable town of Leamington Spa, Cloud9 Estates are proud to present this spacious and versatile three-storey family home offers flexible living accommodation, ideal for growing families, professionals or those looking for additional space.

The property benefits from three well-proportioned bedrooms, including a conveniently located ground-floor bedroom, which could also be used as a home office, guest room or additional reception room.

Arranged over three floors, the home offers a practical layout designed to suit modern family living. There is a family bathroom, two separate toilets and a dedicated utility room, providing additional convenience and keeping household tasks separate from the main living areas.

Externally, the property benefits from a private driveway and integral garage, offering off-road parking and useful additional storage space.









Located in Leamington Spa, the property is well positioned to enjoy the town's excellent selection of shops, restaurants, cafés, parks and local amenities.

What are you waiting for? Call Cloud9 Estates TODAY to book your viewing!

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

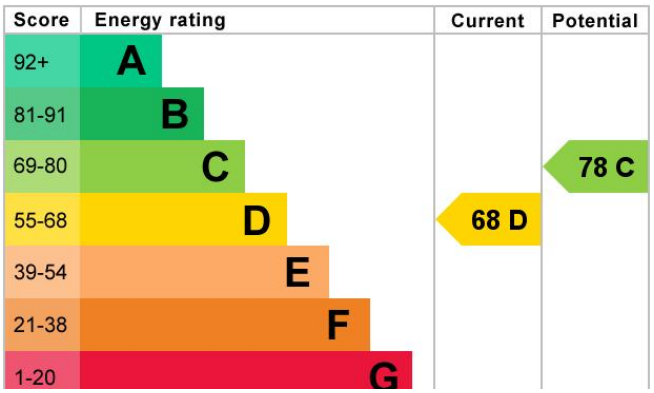
KITCHEN
2.78m x 1.82m max
LOUNGE / DINER
7.79m x 4.56m max
BEDROOM ONE
2.77m x 2.16m max
UTILITY ROOM
3.75m x 1.42m max





BEDROOM TWO
3.98m x 2.74m max
BEDROOM THREE
4.57m x 2.78m max
BATHROOM
2.50m x 2.08m max
GARAGE
4.94m x 2.45m max





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements