



4 KNIGHTLEY CLOSE LEAMINGTON SPA, CV32 7LB

£350,000
FREEHOLD

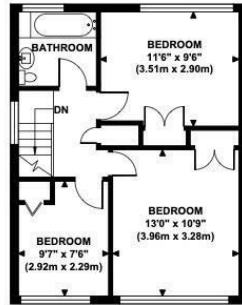
James Whalley is proud to present this beautifully presented three-bedroom semi-detached home, ideally positioned in a quiet cul-de-sac within the highly desirable area of Cubbington.

Upon entering, you are welcomed by a bright and inviting hallway leading through to a spacious front lounge, complete with stylish window shutters. To the rear of the property, you will find a well-appointed kitchen/diner—perfect for both everyday living and entertaining.

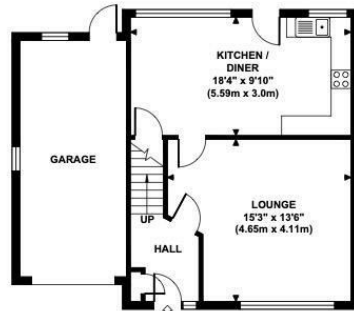
To the first floor, the property offers two generous double bedrooms, along with a versatile third bedroom ideal as a single room or home office. The accommodation is completed by a newly refitted modern family bathroom and a useful storage cupboard on the landing.

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Knightley
Approximate Gross Internal Area
1049 sq ft / 97.4 sq m



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 434 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 615 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(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	

EPC Rating: C Council Tax Band: D

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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