



EPPING WAY, LILLINGTON

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**FOR SALE**





An excellent opportunity to acquire a semi-detached chalet-style home tucked away in a peaceful cul-de-sac, just off Parkland Avenue, Lillington, within sought-after North East Leamington Spa. The property offers fantastic potential and is ideal for those looking to modernise and create a wonderful family home. The accommodation comprises an entrance hall, kitchen, living room, dining room, conservatory, ground floor bedroom, and a ground floor shower room. Upstairs are two generous double bedrooms and a family bathroom. Externally, the home benefits from both front and rear gardens, off-road parking beneath a carport, and a useful garage/store. Conveniently positioned for local shops, schools, and transport links into Leamington town centre, this property is offered with no onward chain, presenting a rare opportunity for buyers seeking a project in a desirable residential setting.



It's in the details...

#### Hallway

The composite entrance door leads into the mini hallway, which has timber effect laminate flooring and open doorway so the kitchen and a glazed doorway through the living room.

#### Living Room

With gas fireplace, a uPVC double glazed window and a door to the dining room.



#### Kitchen

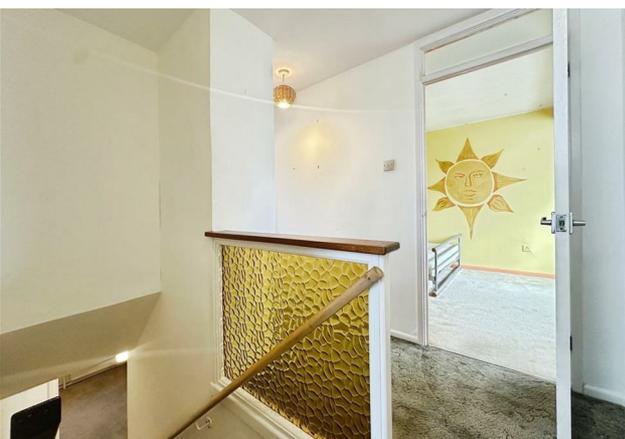
With the original kitchen, that has timber effect worktops and a stainless steel sink, plumbing for a washing machine, two uPVC double glazed windows and a radiator.

#### Dining Room

With timber effect laminate flooring, a radiator, double glazed door and window to the conservatory.

#### Conservatory

Polycarbonate roof conservatory, with full height double glazed windows and sliding patio doors to the garden.



#### Rear Hall

With a cupboard, doors to the bathroom & bedroom and the staircase leading to the first floor.

#### Bedroom

A double bedroom that has a radiator and a double glazed window to the conservatory.

#### Shower room

With a sink, toilet, retro shower enclosure with electric shower, a radiator and a double glazed window.

#### Landing

Which has a large storage cupboard and doors through to the two bedrooms and bathroom.



#### Bedroom One

A double bedroom with a uPVC double glazed window to the elevation. There is a radiator and a door to a large walk-in wardrobe.

#### Bedroom Two

A spacious double bedroom with a uPVC double glazed window to front elevation, there is a radiator and a deep fitted wardrobe.

#### Shower Room

With a white suite comprising of a bath, a toilet, a sink, some complementary

# RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



tiling, storage over the stairs with a hot water tank and slatted shelving. There's an electric shower over the bath, a double glazed window and a radiator.

## Garden

A low maintenance garden which has been hard landscaped with patios, brick barbecue, brick raised bedding areas, with planting and bark. Timber gate to the drive. Perimeter fence.

## Front Garden

Low maintenance front garden, slabbing with interconnecting stonework, a pathway leads to the front door. Patio area and ornamental style garden, with planting and small stones.

## Drive

A long driveway for Parking three cars, under car-port.

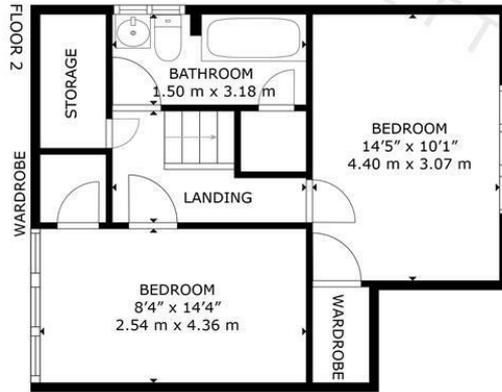
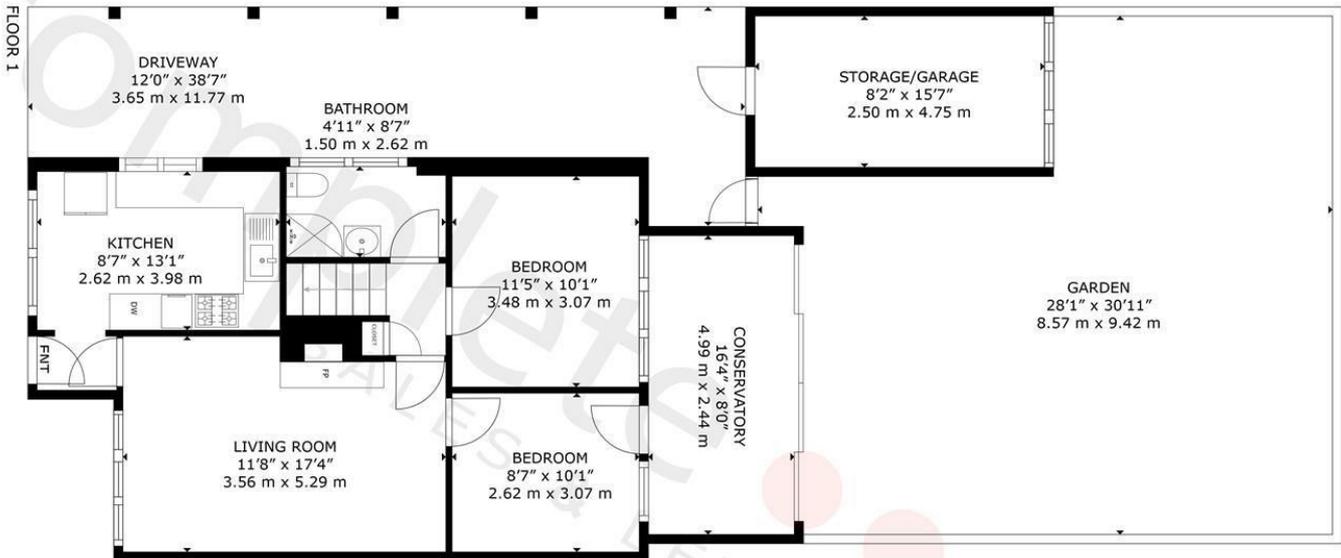
## Store

There is a concrete sectional garage/door with a uPVC door and cladding front.

## Location

Located in a cul-de-sac in the popular suburb of Lillington off Parklands Avenue, a convenient position North/East Leamington, close to local amenities and falling within the catchment area of a number of local schools including Telford & North Leamington Secondary School. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping,





The Leamington Property Expert

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GROSS INTERNAL AREA  
 FLOOR 1: 776 sq. ft, 72 m<sup>2</sup>, FLOOR 2: 455 sq. ft, 42 m<sup>2</sup>  
 TOTAL: 1,231 sq. ft, 114 m<sup>2</sup>  
 EXCLUDED AREAS: CARPARK: 1,028 sq. ft, 95 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



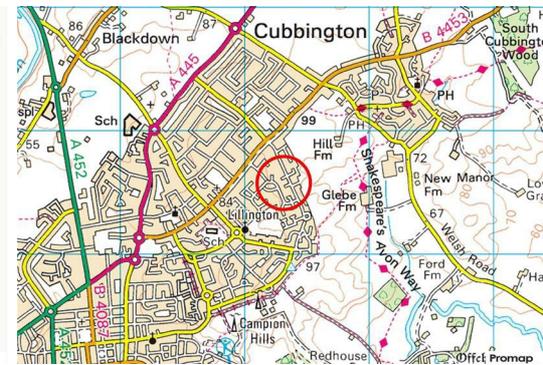
dining and cultural experience. With its stunning architecture, tree lines avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.





- A 1960's Semi Detached
- Lounge
- Two Bathrooms
- Front & Rear Gardens
- In Need Of Modernisation

- Three Bedrooms
- Dining Room
- Conservatory
- Cup-De-Sac
- No Chain



## EPHING WAY, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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