



PROPERTY  
SERVICES  
LIMITED



## 6 Price Road , Leamington Spa, CV32 7LQ

Asking Price £315,000

3 Bedroom Family Home Available To Buy In The Highly Sought After Location Of Cubbington, Leamington Spa. This Charming Terraced Property Has Been Extended To The Back To Provide Extra Living Space, Driveway For 2 Cars & Walking Distance To The Local Primary School, Parks, Amenities & Leamington Spa Town.

The property briefly comprises of the following...

- \* Entrance hallway
- \* Open plan kitchen/diner with extended living space leading to the well maintained back garden
- \* Cosy front reception room with feature fireplace and bay window
- \* 3 Bedrooms (2 Double / 1 Single)
- \* Family bathroom with stand alone shower and bath
- \* Large well maintained rear garden with both paved/grass areas and a large storage shed

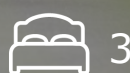
Asking price of £315,000

This property is freehold, double glazed throughout with gas central heating.

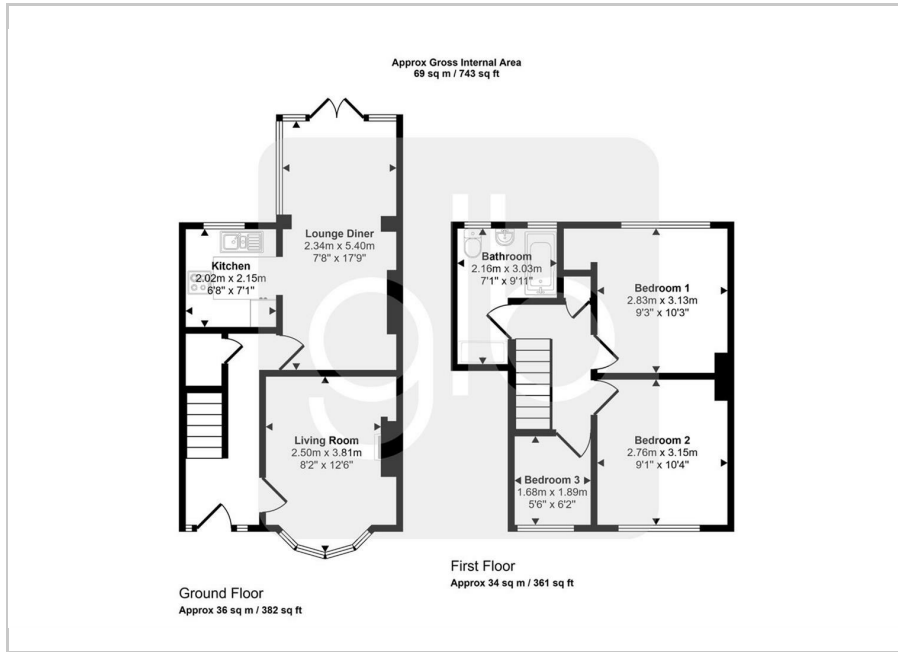
EPC Rating: D Council Tax Band: B

### Viewing

Please contact our Leamington Spa Office on 01926 356893 if you wish to arrange a viewing appointment for this property or require further information.



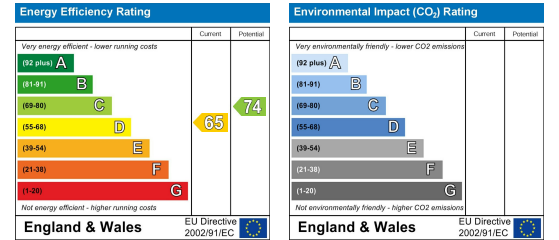
# Floor Plan



# Area Map



# Energy Efficiency Graph



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