

for sale

£270,000



Westlea Road Leamington Spa CV31 3JJ

TWO DOUBLE BEDROOM SEMI
DETACHED HOME***GENEROUS REAR
GARDEN***OFF ROAD PARKING***OPEN
PLAN KITCHEN LIVING
DINING***MODERN ACCOMMODATION
THROUGHOUT***WITHIN WALKING
DISTANCE TO THE TRAIN STATION &
TOWN CENTRE***



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Description

A beautifully presented two-bedroom semi-detached home, ideally situated within easy reach of the town centre and train station. Offering off-road parking, a generous rear garden, and immaculate accommodation throughout, this property is perfect for first-time buyers and investors alike.

The accommodation comprises an attractive bay-fronted lounge which opens into the spacious kitchen/dining room, creating an ideal space for both everyday living and entertaining. To the first floor are two well-proportioned double bedrooms and a modern family bathroom.

Externally, the property benefits from a generous rear garden, providing excellent outdoor space, while off-road parking is available to the front of the property.



Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Connells

To view this property please contact Connells on

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 LEAMINGTON SPA CV32 4LL

Property Ref: SPA315628 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/SPA315628



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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