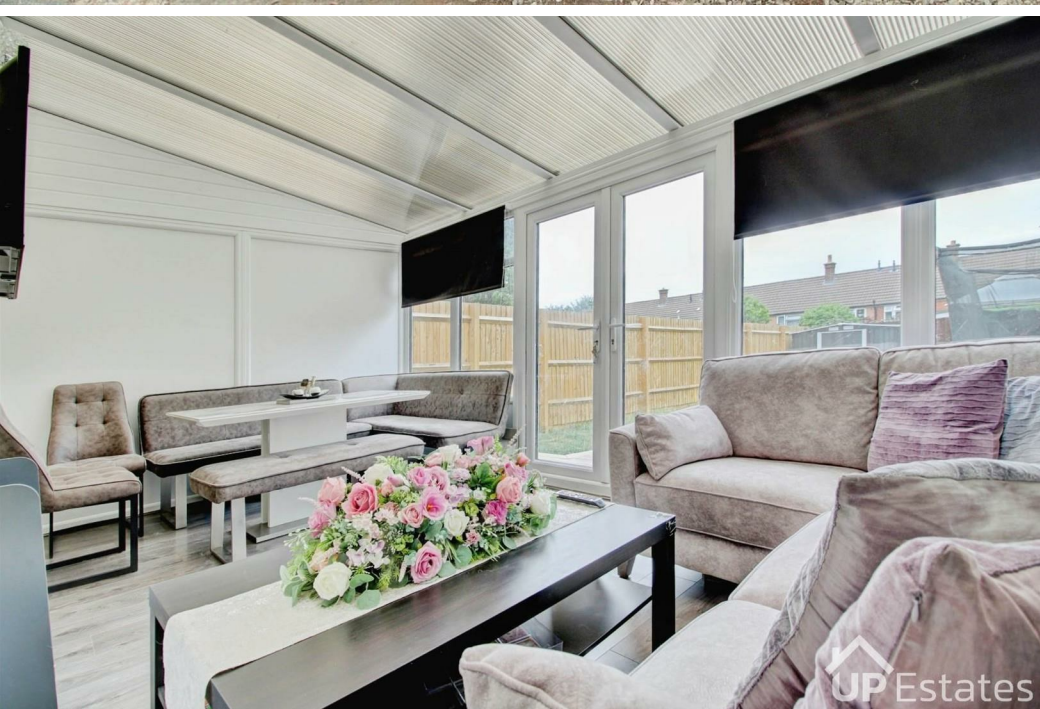




3 Bedroom House - Terraced
located on Buckley Road,
Leamington Spa
Offers Over £300,000

UP Estates



Offers Over £300,000

- WELL PROPORTIONED FAMILY HOME
- SPACIOUS PRIVATE GARDEN
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- EXTENDED DINING AREA/SUN ROOM
- UTILITY ROOM WITH FRENCH DOORS TO FRONT ASPECT
- USABLE LOFT SPACE
- COUNCIL TAX BAND C
- EPC RATED C
- CALL IMMEDIATELY TO SECURE A VIEWING

EXTENDED THREE BEDROOM FAMILY HOME – DECEPTIVELY SPACIOUS ACCOMMODATION – SUNNY, PRIVATE REAR GARDEN – EXTENDED DINING AREA/SUN ROOM – KITCHEN/BREAKFAST ROOM WITH UTILITY – SIZABLE DUAL-ASPECT LIVING ROOM – MODERN BATHROOM – NEW ROOF 2020 – USEFUL BOARDED LOFT SPACE

This is a fantastic opportunity to purchase a much-loved and deceptively spacious three-bedroom family home, ideally situated on Buckley Road, Lillington, North Leamington. Having been thoughtfully improved, the property offers generous and versatile accommodation throughout, making it an ideal choice for families.

The ground floor briefly comprises a welcoming entrance hall, leading through to the spacious family living room, enhanced by dual-aspect windows allowing plenty of natural light to flow through. The kitchen/breakfast room provides an excellent everyday space and is complemented by a useful utility room, with French doors opening to the front aspect. Flowing seamlessly from the kitchen is the extended dining area/sun room, creating a wonderful additional reception space with views over the sunny and private rear garden.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a large fitted wardrobe, together with a modern family bathroom.

Externally, the property enjoys a shale frontage and a spacious, sunny and private rear garden, ideal for relaxing and entertaining.

Further benefits include a Yale security alarm system, Nest smart heating thermostat and Ring cameras, all included within the sale.

The current owners have carried out a number of improvements, including a new kitchen and roof in 2020, re-fitted bathroom in 2022, extended sun room in 2022, and a new front door and utility room French doors in 2022. There is also a useful fully boarded loft space, completed in 2022, with heating, lighting, loft ladder and Velux skylight.

A fantastic family home offering far more than first meets the eye – call now to secure a viewing!





LOCATION

Situated in a popular north-east Leamington Spa location, this property enjoys excellent access to a range of local amenities, nearby parks, and scenic walks. Well-regarded schools, including Lillington Primary School, Telford School, Our Lady & St Teresa's Catholic Primary School, North Leamington School, and Kingsley School, are all within easy reach, along with an excellent selection of state, grammar, and independent schools in nearby Warwick. Leamington Spa town centre offers an excellent choice of cafés, restaurants, bars, and boutique shopping, while commuters will appreciate the convenient access to the A46, M40, and regular rail services from Leamington Spa and Warwick Parkway stations, with direct links to Birmingham and London Marylebone.

IMPORTANT NOTE TO PURCHASERS



Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Buckley Road, Leamington Spa





Total Area: 96.4 m² ... 1038 ft² (excluding usable loft with skylight, heating, power & light, eaves storage)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

UP Estates