

RUGBY ROAD, LEAMINGTON SPA, CV32 7HZ









Property Description

*** FAMILY HOME OFFERED WITH NO ONWARD CHAIN ***

A beautifully finished family home in one of North Leamington's most sought-after locations.
Combining stylish contemporary interiors with well-proportioned family accommodation, this impressive semi-detached home offers a superb opportunity for those looking for a property that is ready to enjoy from day one.

The ground floor has been thoughtfully arranged to create a natural flow between the living spaces, with a particularly impressive open-plan living and dining room for both everyday family life and entertaining. The sleek kitchen/breakfast room featuring contemporary white cabinetry and a clean, modern aesthetic, with space for informal family dining. A separate utility room and downstairs WC add the practicality expected from a modern family home.

Upstairs, there are four bedrooms, including three comfortable double bedrooms and a further single bedroom, alongside a beautifully presented family bathroom with separate bath and shower.

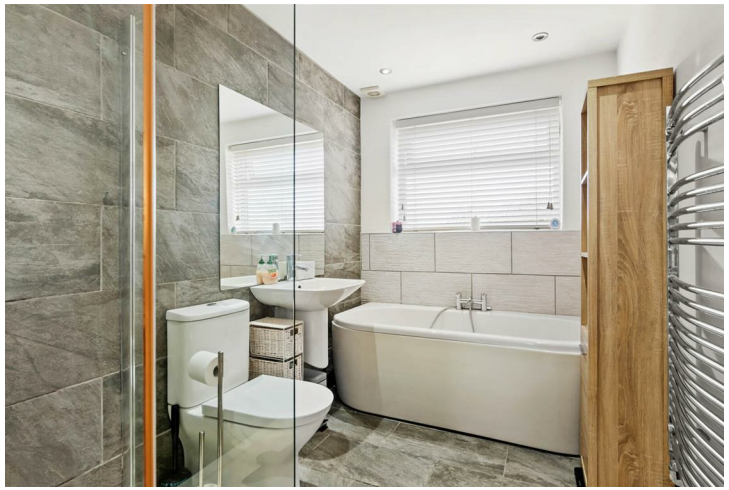
To the front of the property there is off street parking for two vehicles and a small garden. To the rear of the property is a manageable ideal for relaxing and enjoying warmer days.

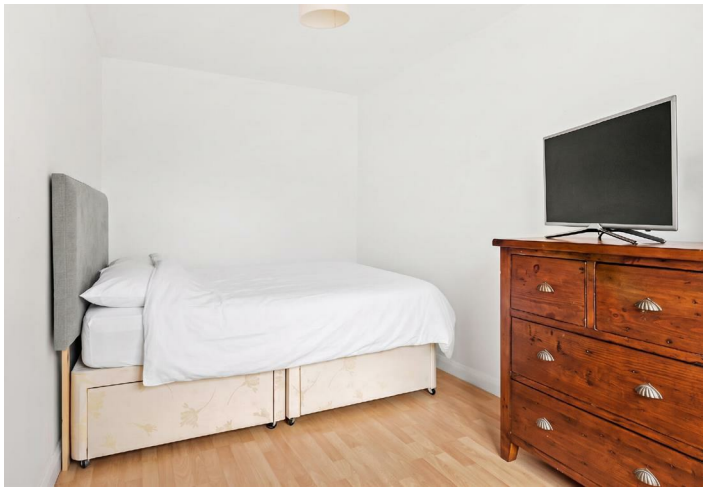
Rugby Road is close to a choice of highly regarded schools, local shops, doctors' surgery and a range of everyday amenities. Leamington Spa town centre is also within easy reach, providing an excellent choice of independent shops, restaurants, cafés and leisure facilities.

Beautifully finished throughout and offering a combination of style, space and convenience, this is a particularly attractive family home in a highly regarded part of Leamington Spa.









Key Features

- Four Bedroom Family Home
- Popular North Leamington Spa Location
- Close to Local Conveniences
- Open Plan Living Dining Room
- Modern Kitchen Bathroom
- Utility and Downstairs W/C
- Off Street Parking to the Front
- Private Rear Garden
- No Onward Chain
- Ready to Move Into

Local Authority – Warwick

Council Tax – Band D

Tenure – Freehold

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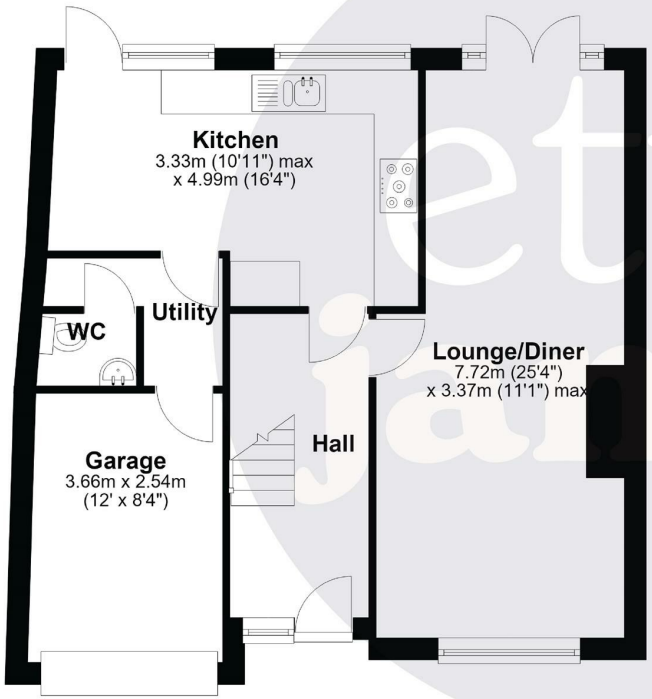






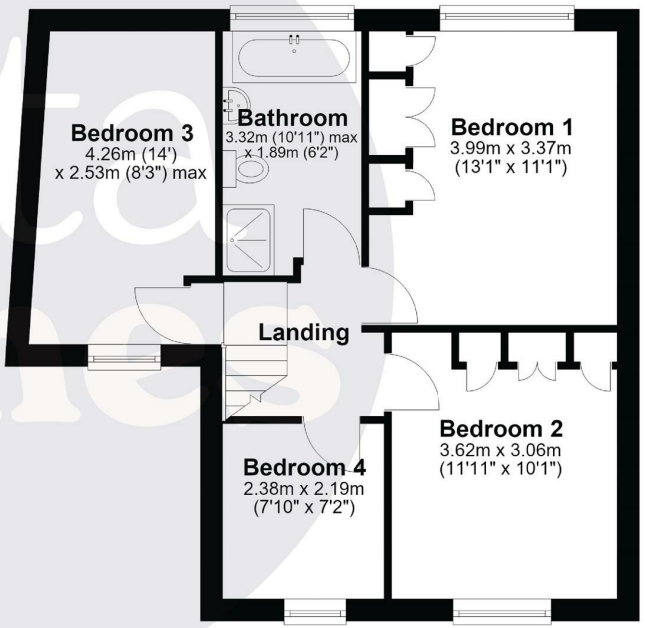
Ground Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 113.4 sq. metres (1221.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.