



PRICE GUIDE  
£325,000

**Brunel Close**

Leamington Spa, CV31 2QH

## PROPERTY SUMMARY

Tucked away in the sought-after area of Whitnash, this three-bedroom semi-detached home offers bags of potential, generous proportions, and an exceptional corner garden plot rarely found at this price point.

The property features three excellent-sized bedrooms and a bright, spacious layout throughout. While the house would benefit from modernisation, it presents a fantastic opportunity for buyers to truly make it their own and create a long-term family home tailored to their tastes.

Practical benefits include gas central heating, double glazing, and solar panels, helping to keep the home warm, energy-efficient, and cost-effective to run.

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1



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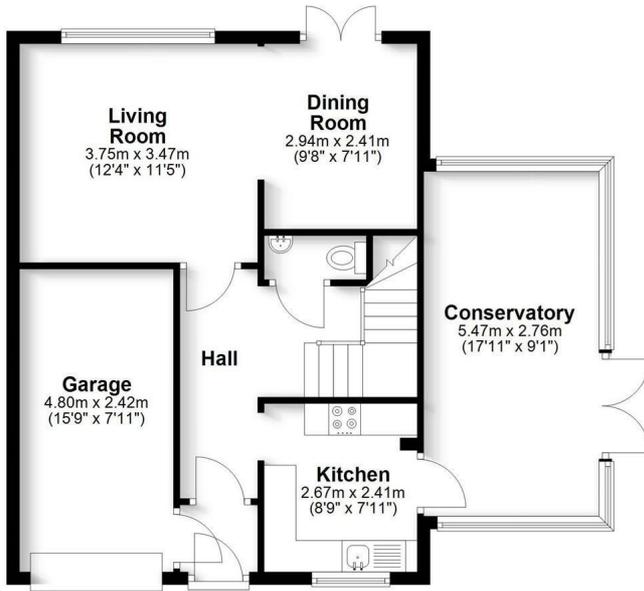






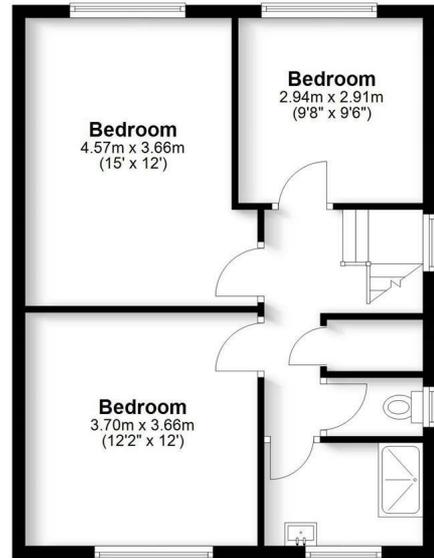
### Ground Floor

Approx. 68.0 sq. metres (732.4 sq. feet)



### First Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



Total area: approx. 120.5 sq. metres (1296.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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>		<b>78</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
8a Regent Street  
Leamington Spa  
Warwickshire  
CV32 5HO

**OFFICE DETAILS**  
01926 354 400  
leamington@handlesproperty.co.uk