

Briar Close, Leamington Spa, CV32 7RE

SBK Lettings

ELEVATING YOUR PROPERTY JOURNEY

# Property Description

*** AVAILABLE MID/END DECEMBER *** A well-presented three-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac in the popular Lillington area of Leamington Spa.

The accommodation comprises a spacious front lounge with feature fireplace, a modern kitchen/diner with integrated double oven and gas hob, and a separate utility room including appliances (fridge/freezer and washing machine), with additional storage and access to the rear garden.

To the first floor are two good-sized double bedrooms, the principal with fitted wardrobes, a further single bedroom with built-in storage and a modern family bathroom with shower over bath.

Outside, the property enjoys an enclosed rear garden with patio and lawned areas, together with driveway parking for two to three vehicles.

Conveniently located for local amenities, schools and access into Leamington Spa town centre. Energy Rating D. Council Tax Band C. This property is offered Furnished/Unfurnished.













# Key Features

- AVAILABLE MID/END DECEMBER
- Leamington Spa
- Semi-Detached House
- Three Bedrooms
- Rear Private Garden
- Generous Driveway Parking
- Excellent Commute Options
- Close to Newbold Nature Reserve
- Energy rating D
- Council Tax Band C

SCAN HERE TO REGISTER YOUR INTEREST

**£1,575 PCM**