
HANDLES
PROPERTY
PRICE GUIDE
£300,000
Blenheim Crescent
Leamington Spa, CV31 1FW

PROPERTY SUMMARY

Situated within a popular and well-established residential neighbourhood, this well-maintained family home offers generous accommodation arranged over two floors and is ideally positioned for access to Leamington Spa town centre, highly regarded local schools and excellent transport links.

The property combines spacious living areas with well-proportioned bedrooms, making it an excellent choice for families, professional couples or those seeking versatile accommodation. The accommodation comprises a welcoming entrance hall leading to the principal living area. The sitting room offers an attractive space for relaxation and entertaining with a dining area providing ample room for family dining and social occasions. The kitchen, fitted in 2023, is well equipped with a range of storage units, work surfaces, and integrated appliance space, creating a practical and functional heart of the home. The kitchen enjoys views over the front elevation. The first floor offers two double bedrooms, both with storage and accompanied by a family shower room fitted in 2024 and separate airing cupboard. Outside the property features a low maintenance rear garden with large decked terrace and patio. The front of the property benefits from multi-vehicle off-road parking and an adjoining garage with front and rear access. The property is offered with 'No Chain' and immediate viewing is highly recommended.

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1

2















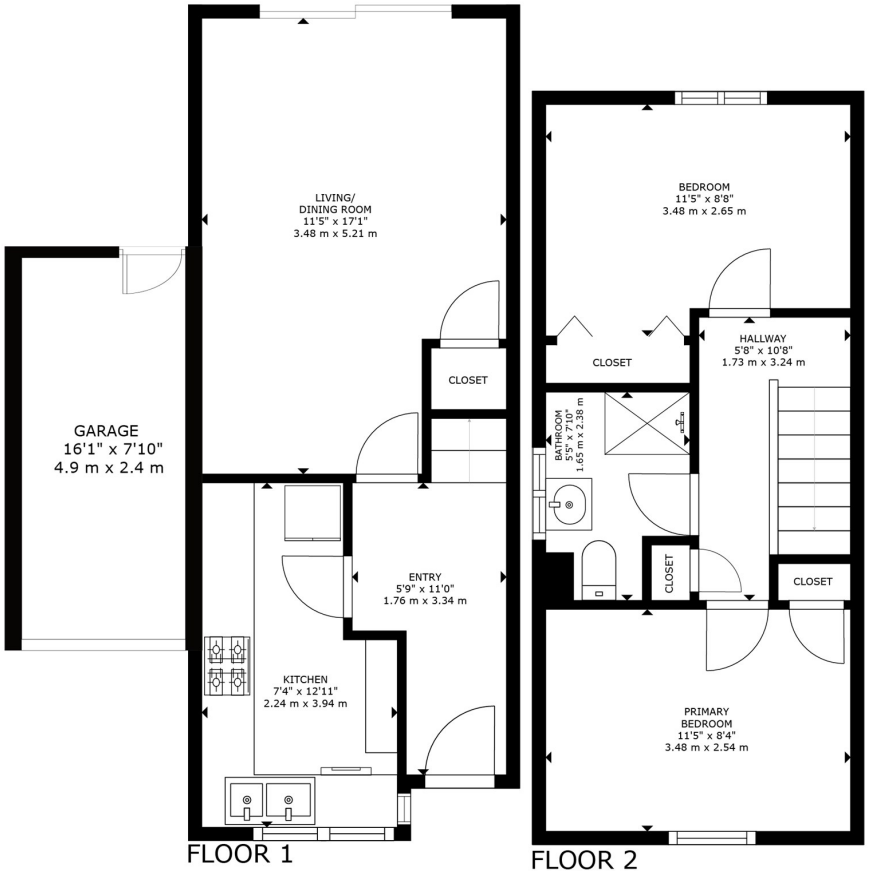

GROSS INTERNAL AREA
FLOOR 1: 339 sq. ft 31 m², FLOOR 2: 312 sq. ft, 29 m²
GARAGE: 118 sq.ft, 11 m²
TOTAL: 764 sq. ft, 71 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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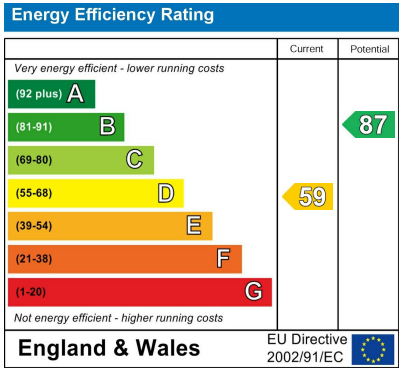
LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



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

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