



**3 Bedroom House - End Terrace**  
**located on Cashmore Avenue,**  
**Leamington Spa**  
**Offers Over £290,000**

**UP Estates**



**\*\* No Forward Chain - Well Presented Family Home - Three Well-Proportioned Bedrooms - Fantastic Location Within Easy Walking Distance Of Train Station & Town Centre - Large Garden With Ample Scope To Extend STPP \*\*** An excellent opportunity to acquire this well-proportioned three-bedroom end-of-terrace family home, occupying a sizeable plot in a highly convenient location with easy access to local amenities, reputable schools, the town centre, and the mainline train station.

The accommodation briefly comprises a welcoming entrance hall leading to a bright and spacious family living room, enhanced by attractive feature panelling, built-in storage, and a large window providing plenty of natural light. To the rear is a modern kitchen/breakfast room, complete with integral oven, gas hob, extractor, and sink. A lobby area and a contemporary bathroom complete the ground floor.

To the first floor, the landing gives access to three well-proportioned bedrooms, two of which benefit from integrated storage.

Externally, the property boasts an impressively sized rear garden, offering excellent potential to extend, subject to the necessary planning permissions. There is also gated side access leading to the front garden, which could be converted into off-road parking, subject to the relevant council consents.

Further benefits include recent redecoration throughout, new carpets and flooring, new doors including UPVC front door, a combination boiler approximately five years old, and the advantage of no forward chain. Call now to secure a viewing!

## Offers Over £290,000

- SIZABLE PRIVATE GARDEN
- THREE WELL PROPORTIONED BEDROOMS
- NO FORWARD CHAIN
- SOUGHT AFTER CENTRAL LOCATION
- RE-FITTED KITCHEN
- NEW FLOORING & DOORS





## LOCATION

This three-bedroom home is ideally located close to a wide range of local amenities and around only 10 minutes walk to Leamington Spa train station, offering direct links to London, making it perfect for commuters and families alike.

## 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.



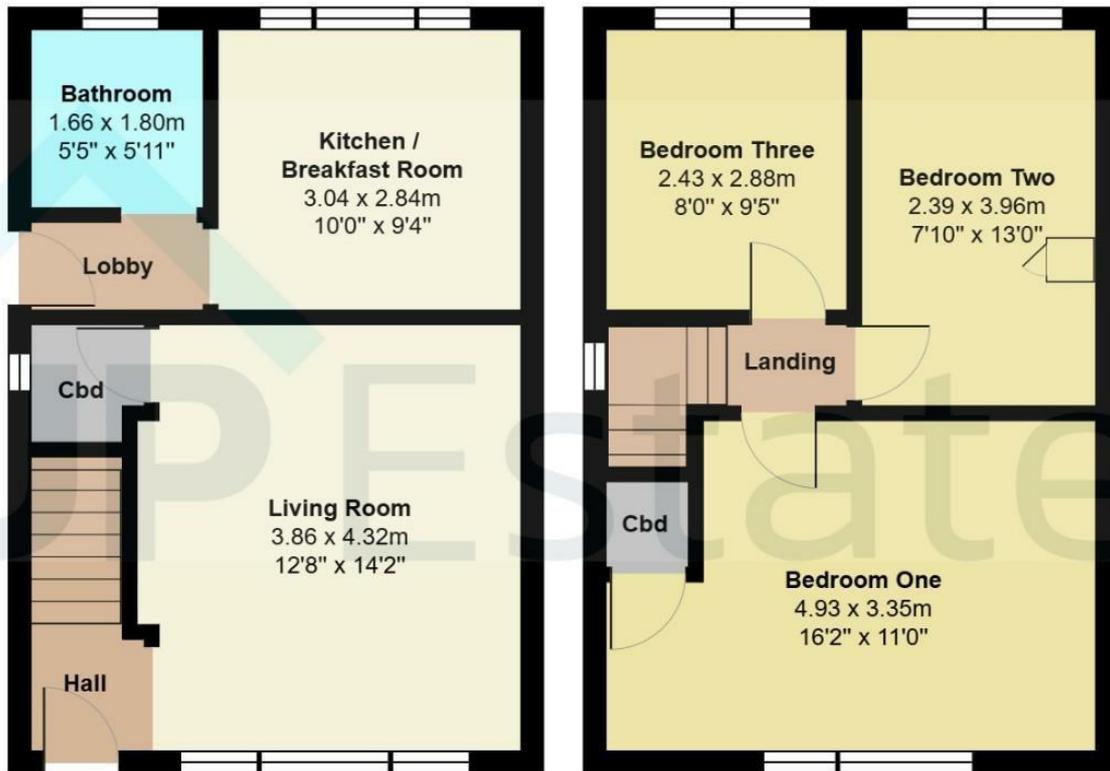
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Cashmore Avenue, Leamington Spa





Total Area: 72.1 m<sup>2</sup> ... 777 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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