



ACACIA ROAD

LEAMINGTON SPA, CV32 6EQ

GUIDE PRICE £225,000
LEASEHOLD

Situated within close proximity to the bright and vibrant amenities of the sought-after town of Leamington Spa, this modern and attractively presented three-bedroom ground-floor maisonette offers spacious and versatile accommodation throughout.

With an abundance of space and plenty to offer, this appealing home is ideally suited to a range of buyers and is ready to welcome its next owners.

ACACIA ROAD

- 3 Bedrooms
- En Bloc Garage
- Front & Rear Garden
- Close To Amenities
- Great Transport Links
- Great First Time Buy
- Well Presented



Property Particulars:

-Upon entering the property, you are welcomed into a central entrance hallway, providing access to all other rooms within the home.

-At the front of the property, you will find the fully fitted kitchen, complete with a range of wall and base units, a built-in storage cupboard, gas hob and electric oven, along with under-counter space for white goods.

-The lounge is a spacious and inviting room, flooded with natural light and finished with a stable door providing direct access to the front garden.

-The main bedroom is situated at the rear of the home and is a generously sized double room, complete with freestanding wardrobes which will be included within the sale of the property.

-Bedroom two is a further well-proportioned double room situated at the rear of the home, while bedroom three is currently utilised as a home office and benefits from direct access to the rear garden, offering excellent versatility to suit a variety of needs.

-The family bathroom is conveniently situated close to all three bedrooms and is finished with a modern tiled suite, comprising a shower over the bath, heated towel rail, W/C and hand basin.

Garden, Exterior and Further Property Information:

-Leading outside, the home benefits from a private and enclosed rear garden, laid mainly to lawn with a paved patio area and useful garden shed, providing an ideal space for outdoor entertaining and enjoying the warmer months.

-The property also benefits from gas central heating, double glazing throughout and an en bloc garage providing additional storage.

-Surrounded by excellent transport links and just a stone's throw from the wealth of amenities that Leamington Spa has to offer, this home provides the perfect blend of convenience, comfort and easy access to everything you could need.

Important Property Information:

Tenure: Leasehold (930 years remaining)

Council Tax Band: A

EPC: C

Local Authority: Warwick District Council

Ground Rent: £2 per annum

Maintenance Fee: £0

Shared Access: The property also benefits from access to a shared bin store, with a convenient pathway providing Number 86 with direct access for ease of use.



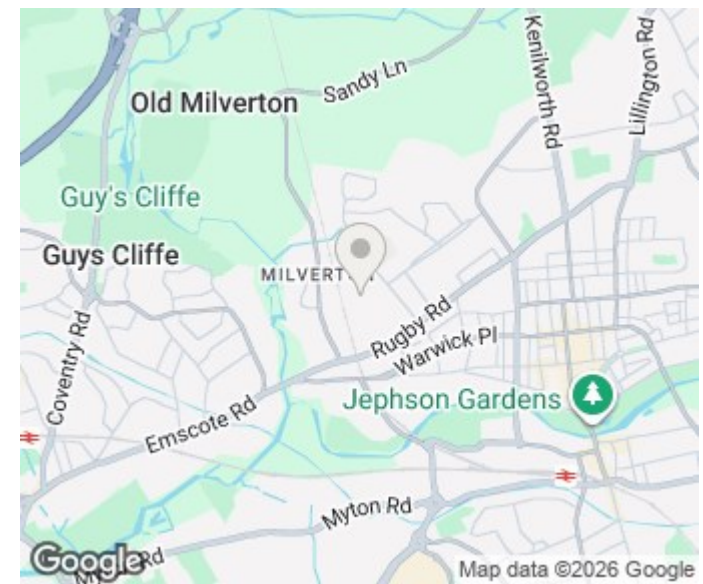
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Total area: approx. 61.2 sq. metres (658.5 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk