



MEADOW CLOSE, LEAMINGTON SPA, CV32 7AS



Property Description

*** OPEN HOUSE SATURDAY 11th at 10AM ***

Located in the quiet cul-de-sac of Meadow Close in North Leamington Spa, is this three-bedroom semi-detached family home. This delightful and well-maintained house presents an excellent opportunity for families and first-time buyers alike and is walking distance to Telford Primary School and local amenities. This is the first time this property has been available to purchase for 71 years and is now available with no onward chain.

In brief the property comprises of entrance hall, dining room, living room with patio doors out onto the generous Southwest facing garden. Kitchen with floor and wall mounted units and door to the side and a downstairs W/C. On the first floor there are two double bedrooms, a single bedroom, family bathroom with separate adjoining W/C. Other benefits include gas central heating, cavity wall insulation and UPVC double glazed windows.

To the front of the property is a driveway leading to useable garage and a small fore-garden. To the side and the rear of the property is a generous garden along with a patio area.

This semi-detached house has been a wonderful family home and now represents a fantastic investment opportunity in a sought-after location. Viewings are strictly by appointment only as this family home will attract considerable interest.

Do not miss the chance to make this lovely property your own.





Key Features

- Open House Saturday 11th April - Viewings Start at 10am
- Quiet cul-de-sac location in North Leamington Spa
- Semi-detached family home in excellent school catchments
- Generous corner plot
- Two reception rooms along with kitchen
- Downstairs W/C
- Three bedrooms and family bathroom with adjoining W/C
- Off street parking and garage
- Southwest facing garden to the rear
- No Onward Chain

Local Authority – Warwick

Council Tax – Band D

Tenure – Freehold



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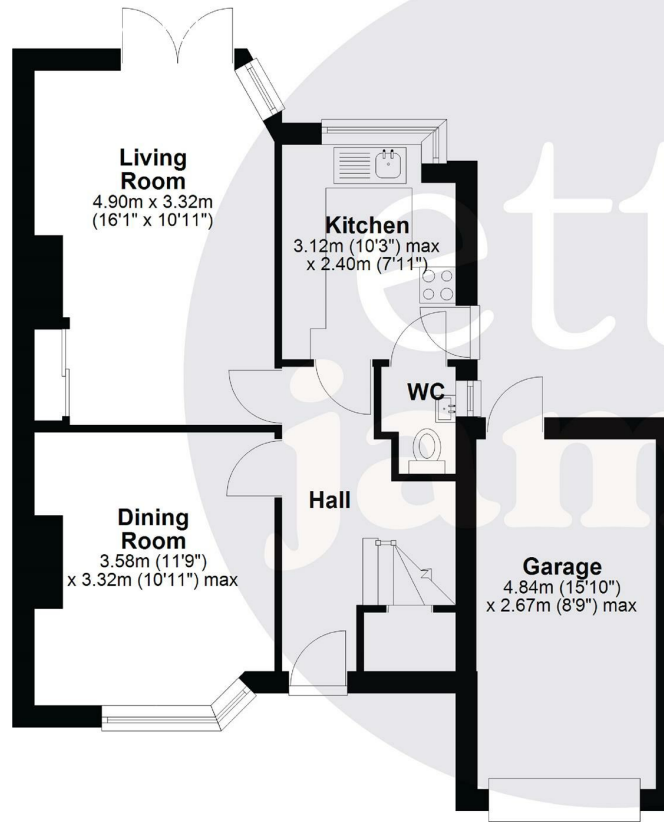
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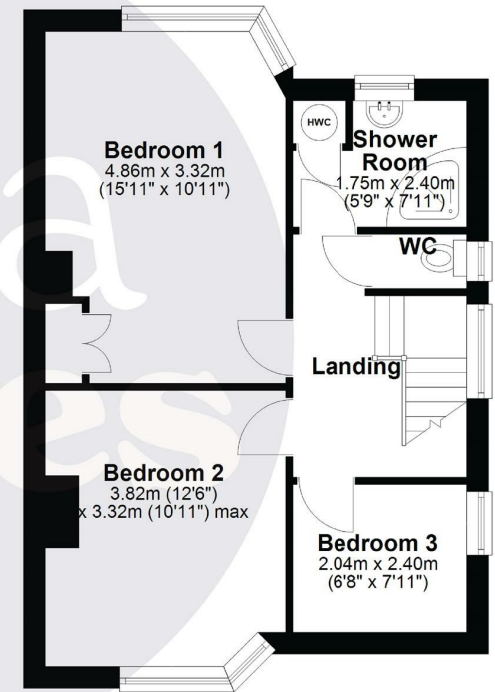
Ground Floor

Approx. 59.9 sq. metres (644.2 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 106.9 sq. metres (1150.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email welcome@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

