



Chalkhill Place | Leamington Spa | CV31 1BF

Guide price £280,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Stunning Two-Bedroom Property
- Sought-After Sydenham Location
- Excellent Access to Local Amenities & Transport Links
- Ideal for First-Time Buyers, Couples or a Growing Family
- EPC Rating: B

Description

Kingsway Estate Agents are delighted to bring to the market this stunning two-bedroom property, ideally situated within the sought-after area of Sydenham.

Upon entering, you are welcomed into a modern kitchen, complete with integrated appliances. This leads seamlessly through to the well-proportioned lounge, which features patio doors opening onto the rear garden, a useful storage cupboard and ample space for a dining table. A convenient W/C completes this floor.

To the first floor, the property offers a modern family bathroom, a generous primary bedroom with built-in wardrobe space, and a further well-proportioned double bedroom.

Externally, the property benefits from off-road parking for two cars to the front, along with a generous rear garden, providing an excellent outdoor space for relaxing and entertaining.

An ideal home for first-time buyers, couples or a growing family, this attractive property is ideally located for access to local amenities and transport links. Early viewing is highly recommended.

EPC Rating: B



Kitchen

9'10" x 6'5"

Living Room

12'5" x 13'5"

Bedroom One

11'1" x 8'7"

Bedroom Two

7'0" x 13'5"

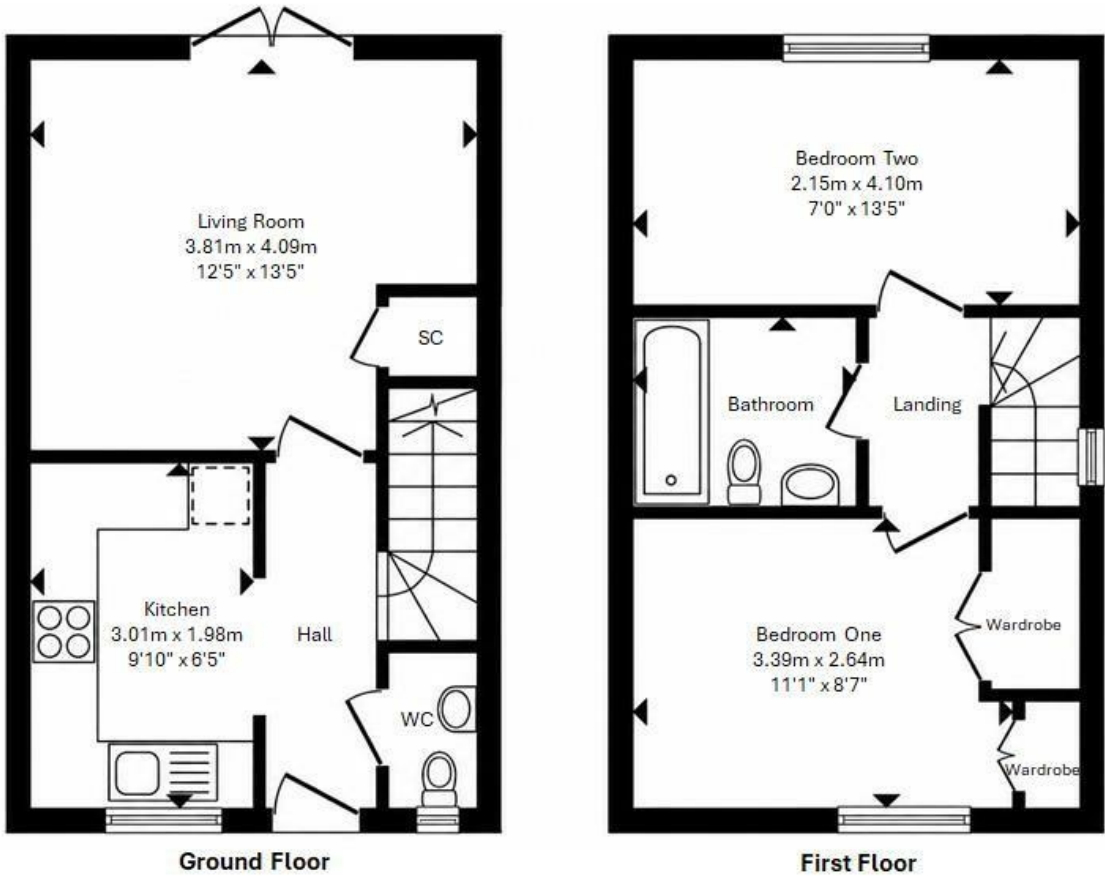




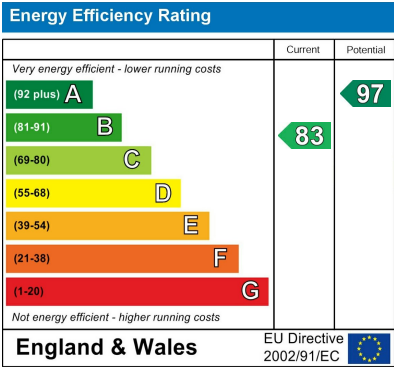


Floor plans

Total Floor Area Approx: 57 sq. metres (613 sq. feet)



 **KINGSWAY** — ESTATE AGENTS — The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



01926 760024
info@kingswayestateagents.co.uk
kingswayestateagents.co.uk