



BRAEMAR ROAD, LEAMINGTON SPA, CV32 7EY



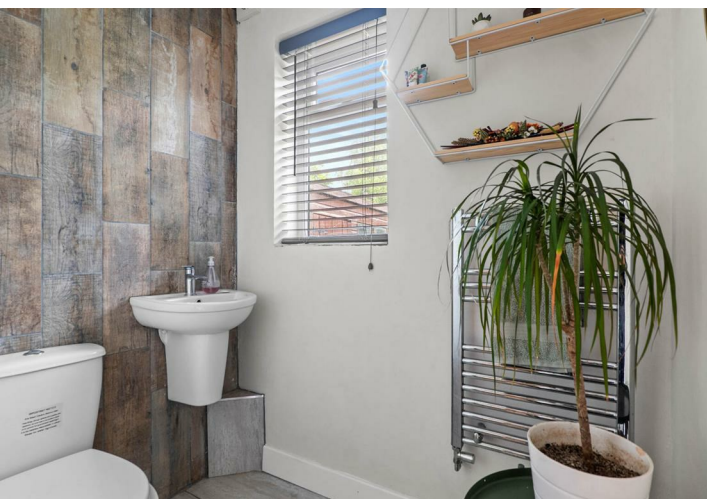
Property Description

Located on the highly sought-after Braemar Road in Leamington Spa, this extended family home is walking distance to both Telford Primary, and North Leamington Secondary School. The property is close to local parks and shops along with vets, dentist and doctors' surgery. The three bedroom semi-detached family home offers spacious and versatile accommodation in a desirable residential location.

In brief the property comprises of entrance hall, living room with curved feature bay window, kitchen with modern fitted floor and wall mounted units. This room is open plan to the dining room which is in the rear extension. Lots of natural light comes from the roof lantern along with double doors into a conservatory. The ground floor also benefits from having a utility room for the noisier appliances along with refitted downstairs WC and door out onto generous side access. On the first floor there is a refitted and tiled family bathroom with shower over the bath, two double bedrooms and a third bedroom which would be a nursery room or home office.

To the rear of the property is a delightful private garden, with raised vegetable beds and a patio dining area at the end. To the front of the property is off street parking for at least two cars.

The single-storey rear extension on this home offers well planned usable space to and viewings are strongly advised and strictly by appointment only.





Key Features

- Telford Primary and North Leamington School Catchment
- Full width rear extension
- Open plan kitchen diner
- Downstairs W/C and utility room
- Living room with feature bay window
- Refitted family bathroom
- Three bedrooms.
- Good sized private rear garden
- Off street parking for two cars

Local Authority – Warwick

Council Tax – Band C

Tenure – Freehold



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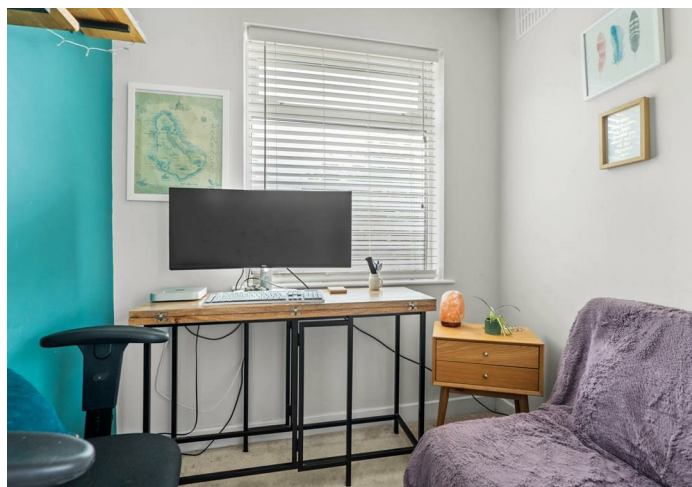
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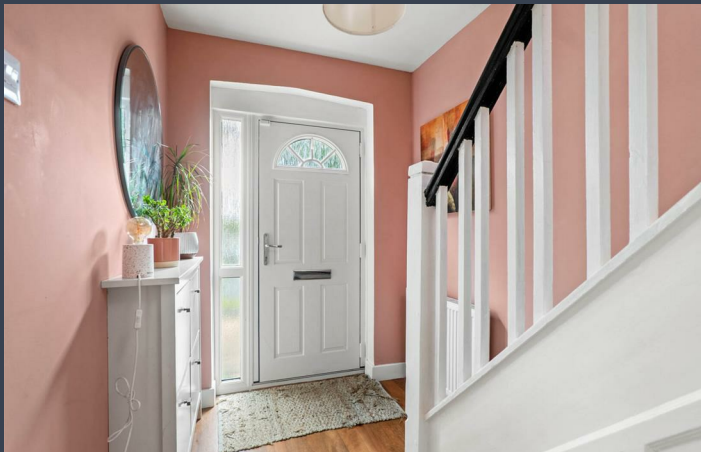


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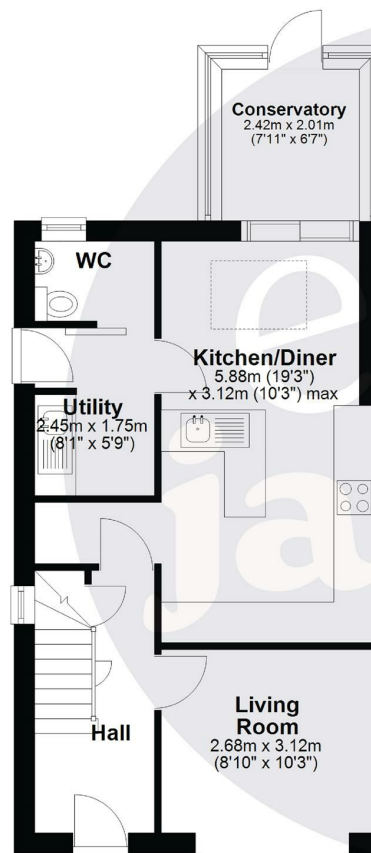
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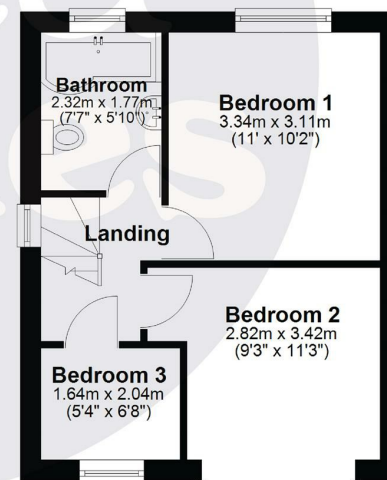
Ground Floor

Approx. 47.5 sq. metres (511.0 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 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 and choose option 1 or email james@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.