

£325,000
Knightley Close
Leamington Spa, CV32 7LB

PROPERTY SUMMARY

A light-filled home on a generous plot with approx. 1,163 sq ft (inc. garage) — bigger than many three-beds nearby. Highlights include a quality dining kitchen, elegant shower room, extensive bespoke wardrobes, double glazing/central heating, and an integral garage with large block-paved drive. Low-maintenance garden with koi pond. Laundry/utility has potential to form a study or Bedroom 3 (subject to consents). No onward chain.

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Total area: approx. 108.0 sq. metres (1163.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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