

PRICE GUIDE  
**£270,000**

**Justice Close**

Leamington Spa, CV31 2TF

## PROPERTY SUMMARY

A well-Presented Two Bedroom End of Terrace Home in a Popular Residential Location situated within a cul-de-sac style setting in the highly sought-after area of Whitnash. This attractive two-bedroom property offers well-balanced accommodation throughout and represents an ideal purchase for first-time buyers, professional couples, downsizers or investment purchasers. The property forms part of a modern residential development constructed in the late 1990s and benefits from off-road parking together with an enclosed rear garden. The property is understood to be freehold.

The property is entered via a welcoming entrance hall providing access to the principal ground floor accommodation which offers sitting room with feature fire place, fitted kitchen/diner is positioned to the rear of the property which offers a range of wall and base units with complementary work surfaces, space for appliances and ample storage, views over the rear garden, with direct access to the outside area via 'French' style doors. The first floor provide two good sized bedrooms and accompanied by a tiled

2



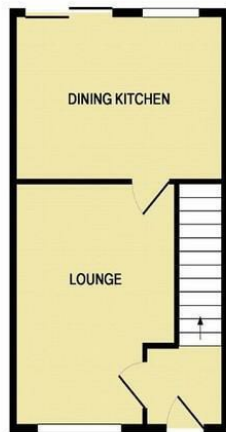
1



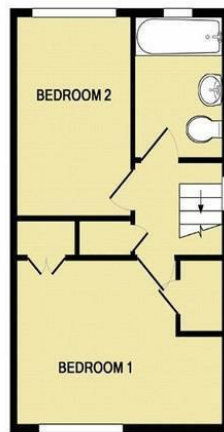
1







GROUND FLOOR



1ST FLOOR



10 JUSTICE CLOSE, LEAMINGTON SPA. NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix i2010

2  
1  
1

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



**OFFICE ADDRESS**  
 8a Regent Street  
 Leamington Spa  
 Warwickshire  
 CV32 5HO

**OFFICE DETAILS**  
 01926 354 400  
 leamington@handlesproperty.co.uk  
 www.handlesproperty.co.uk