



OFFERS OVER  
**£250,000**

**Knightley Close**

Leamington Spa, CV32 7LB

## PROPERTY SUMMARY

Three-Storey House – Structural work identified– Excellent Investment Potential

13 Knightley Close presents a rare opportunity to acquire a substantial three-storey property in a sought-after Leamington Spa location at a highly attractive price point.

Following a recent structural report, the property is being offered to cash purchasers only and is priced to reflect the need for remedial works.

The accommodation comprises:

2



1



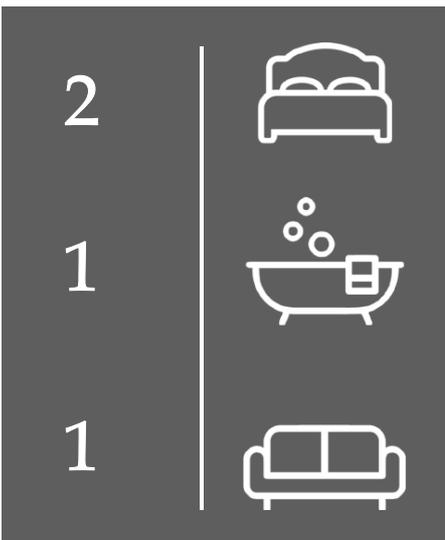
1







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



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



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