

£300,000
Cashmore Avenue

Leamington Spa, CV31 3EU

PROPERTY SUMMARY

For sale. A five bedroom licenced HMO let for the next academic year (until September 2026) for £2,125 per month excluding bills. EPC C

This large traditional home sits on an excellent plot with driveway and huge rear garden. Presented in student 'trim' the property is fairly priced at £300,000 and offers less than this will not be considered.

Cashmore Road is located close to bus routes for both Leamington Spa town centre and Warwick university. We have never had an issue securing tenants for the property, in all the years we've been acting for the landlord.

5



2



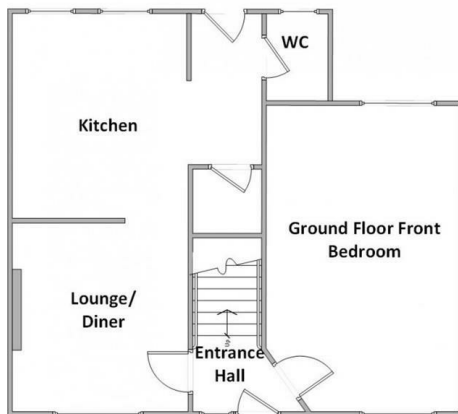
1



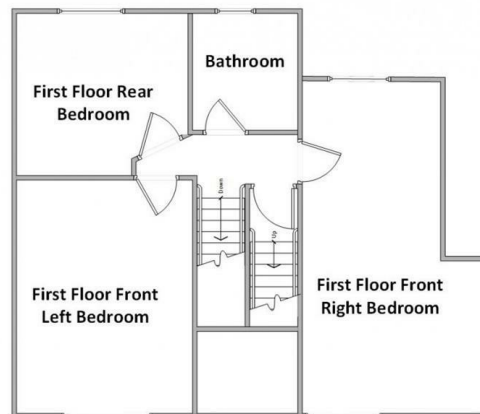




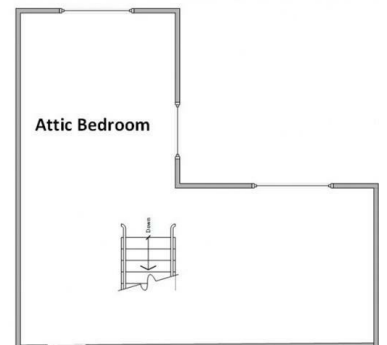
Ground Floor



First Floor



Second Floor



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



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

OFFICE DETAILS