



Camberwell Terrace | Leamington Spa | CV31 1LP

Guide price £350,000



KINGSWAY
ESTATE AGENTS

Key features

- *CASH BUYERS ONLY*
- Period Property With Scope For Renovation
- Exceptionally Large & Unique Garden
- Garage & Off Road Parking
- EPC Rating: D

Description

CASH BUYERS ONLY

Kingsway Estate Agents are delighted to present this exciting opportunity to acquire a charming three-bedroom period property in the heart of Royal Leamington Spa, offering excellent scope for extension and modernisation (subject to the necessary planning permissions).

The ground floor briefly comprises a welcoming living room with an attractive bay window, a spacious dining room, and a kitchen providing access to the rear garden and courtyard garden which can also be used for off-road parking.

To the first floor, the property features a generous primary bedroom, two further well-proportioned double bedrooms, and a family bathroom.

Externally, the home further benefits from a garage and an exceptionally large rear garden — a rare feature for a property in this sought-after central location.

This is a fantastic opportunity for buyers looking to create a bespoke family home while retaining the character and charm of a period property.

We anticipate high demand for this property so early viewing is highly recommended.

EPC Rating: D



Living Room
13'0" x 11'10"

Dining Room
14'6" x 10'11"

Kitchen
12'0" x 8'10"

Bedroom One
12'11" x 11'10"

Bedroom Two
10'11" x 10'11"

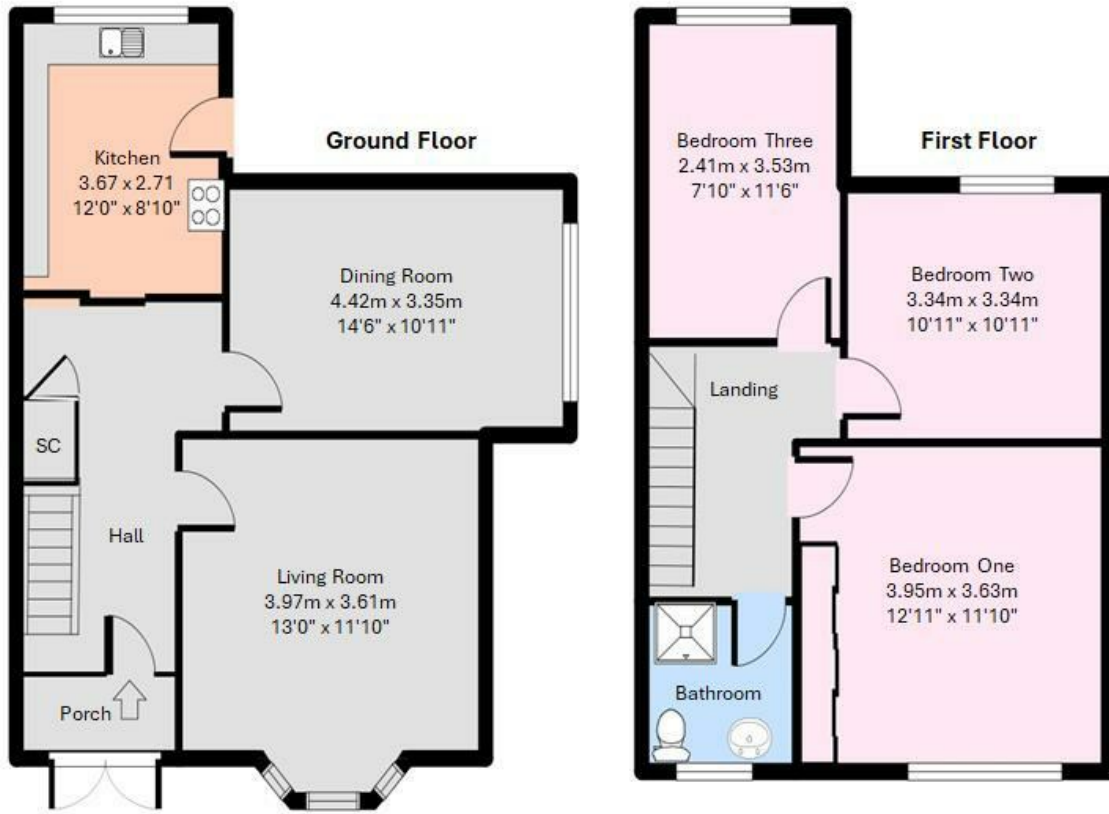
Bedroom Three
7'10" x 11'6"







Floor plans



Total Floor Area Approx. 99 sq. metres (1,065 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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