



Westlea Road | Leamington Spa | CV31 3JJ

£270,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Open Plan Living
- Large Rear Garden
- Two Double Bedrooms
- EPC Rating: D

Description

Kingsway Estate Agents are thrilled to bring to the market this two-bedroom, semi-detached property, situated in a sought-after area of Leamington Spa.

Upon entering the property, you are welcomed into an entrance hall which leads through to a spacious open-plan living room and kitchen/diner, creating a bright and sociable space ideal for modern living.

To the first floor are two double bedrooms and a modern shower room.

Externally, the property benefits from a private driveway providing off-road parking, along with a generous rear garden offering plenty of space for relaxing and entertaining.

The property is located conveniently near the Shires Retail Park, with access to the M40 being ideal for commuters.

Early viewing is highly recommended to appreciate all this property has to offer.

EPC Rating: D



Open Plan Kitchen/Living Room

23'2" max x 13'10" max

Bedroom One

9'10" max x 13'11" max

Bedroom Two

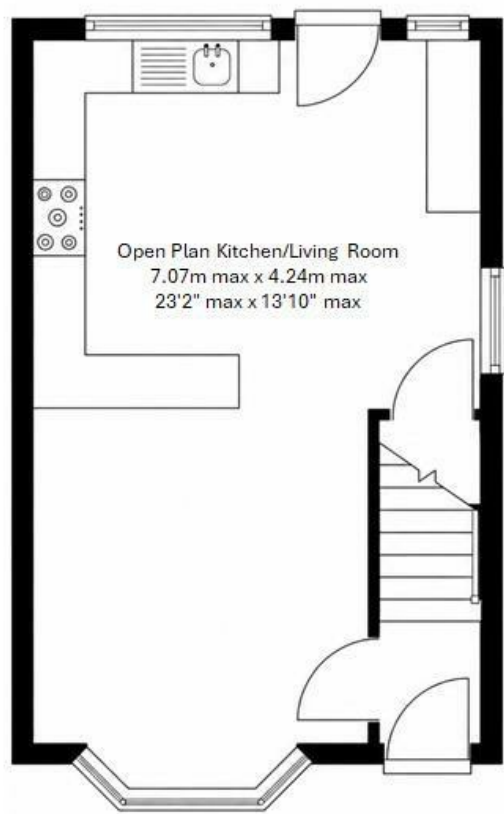
11'5" x 8'5"



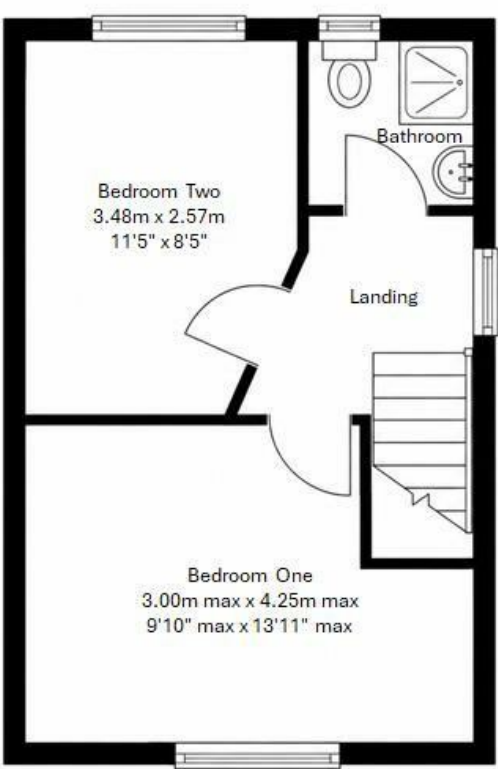




Total Floor Area Approx: 59 sq. metres (635.07 sq. feet)



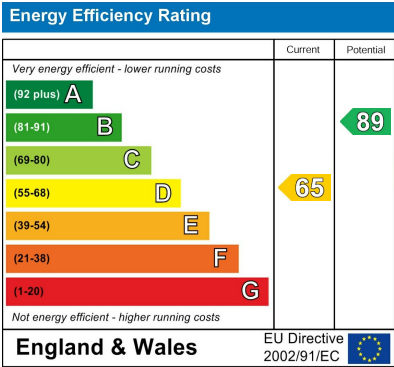
Ground Floor



First Floor



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



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01926 760024

info@kingswayestateagents.co.uk
kingswayestateagents.co.uk