



HR ESTATE AGENTS

1 Bedrooms

House

Price Guide

£220,000

Located in

Leamington Spa





Felthouse Drive

Leamington Spa | CV33 9TB



Zacharias Ermogenous presents this beautifully presented one-bedroom home, tucked away within a quiet and private position in Leamington Spa. Offering modern, low-maintenance living, allocated parking with an EV charging point and well-proportioned accommodation, this is a fantastic opportunity for first-time buyers, professionals or those looking to downsize. This property is being offered for NO CHAIN.

The ground floor begins with a welcoming entrance hall and convenient downstairs WC. From here, you enter the spacious lounge, a comfortable and versatile living space with plenty of room to relax and entertain.

The separate kitchen is modern and well equipped, featuring a good range of fitted units, integrated cooking appliances and space for further appliances. A breakfast bar provides a great spot for casual dining or a morning coffee, while the layout makes excellent use of the available space.

Upstairs, the property continues to impress with a particularly generous double bedroom, providing plenty of room for bedroom furniture and storage. The accommodation is completed by a modern bathroom and additional useful storage off the landing.

Outside, the home enjoys its own private outdoor space, while allocated parking provides the added benefit of an EV charging point – an increasingly sought-after feature for modern buyers.

One of the real attractions of this home is its setting. Positioned within a modern residential development, it enjoys a quiet and private feel with attractive

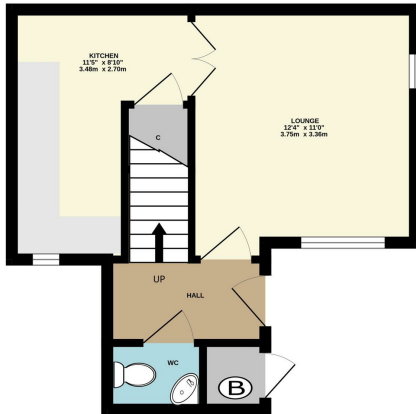
Felthouse Drive

£220,000 Freehold

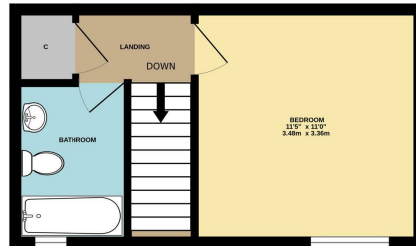


- NO CHAIN
- Spacious Double Bedroom
- Generous & Bright Lounge
- Allocated Parking with EV Charging Point
- Ideal First-Time Purchase
- Modern Fitted Kitchen with Breakfast Bar
- Downstairs WC & First-Floor Bathroom
- Quiet & Private Position with Green Space Nearby

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Council Tax Band A

Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	82	
(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	

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