



Keir Close, Leamington Spa, CV32 5WE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This superbly presented semi detached property is ideally located just off Lillington Road in North Leamington, with the town centre within walking distance along with local schools and amenities.

The property would be perfect for first time buyers or a young family and has accommodation that comprises - Entrance hall, refitted kitchen with a range of integrated appliances, spacious living/dining room and large conservatory which would make a great play room or home office.

To the first floor there are two double bedrooms, and a family bathroom.

Outside to the front there is driveway parking and to the rear a good sized garden being mainly laid to lawn with timber decked area. shed and gated side access.

This lovely property really must be viewed to be fully appreciated.





Key Features

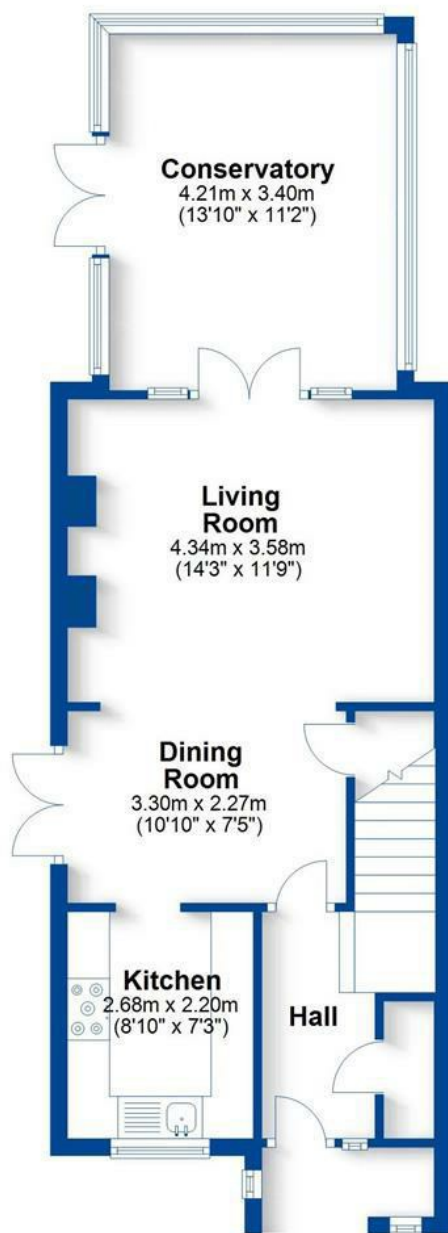
- Superbly presented semi detached property
- Popular location in North Leamington
- Two double bedrooms
- Large rear garden
- Spacious living/dining room
- Refitted kitchen, Conservatory
- Off road parking
- Easy access to the town centre

**Offers Over
£335,000**



Ground Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 90.4 sq. metres (973.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight not to be reproduced



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Warwick District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS