



Avon Road, Leamington Spa, CV31 2NJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This charming link detached cottage is located in a small cul de sac within the heart of Whitnash, close to local amenities, the Fosse way and motorway connections as well as affording easy access to Leamington town centre & train station.

The property is very well-presented throughout and has a very attractive courtyard garden to the rear with a very useful storage shed, and an off-road parking space.

In brief the accommodation comprises - Entrance lobby with guest cloakroom, spacious living/dining room with feature fireplace and bay window, a fitted kitchen with a range of integrated appliances.

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

The property is being sold with no onward chain . An internal inspection is highly recommended to appreciate this delightful home.







## Key Features

- Charming link detached cottage
- Two bedrooms
- Excellent local amenities
- No chain
- Pretty courtyard garden
- Off road parking space
- Spacious living/dining room
- Cul de sac location

**Guide Price**  
**£290,000**

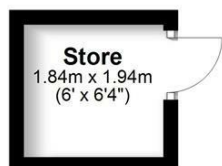






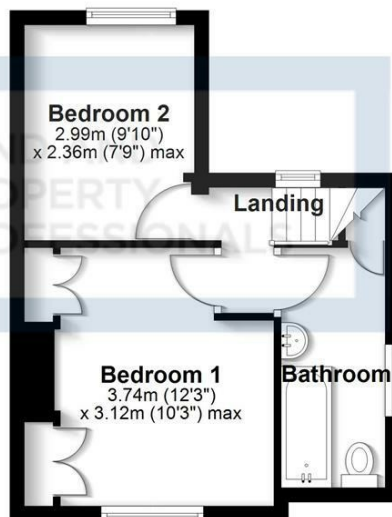
## Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



## First Floor

Approx. 26.9 sq. metres (289.0 sq. feet)



Total area: approx. 65.9 sq. metres (709.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - E

Tenure - Freehold

Council Tax Band - B

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