



Cloister Way, Leamington Spa, CV32 6QE

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# Property Description

A particularly well appointed modern town house, providing impressively fitted three bedrooms and two bathroomed accommodation, in this highly sought after north Leamington Spa location.

This immaculate and superbly presented home has accommodation that comprises - Entrance hall, cloakroom/w.c, living room and kitchen/diner.

To the first floor there are three bedrooms with the master bedroom having an en-suite, and a family bathroom.

To the front of the property there is allocated parking for two cars as well as an electric charging point and to the rear a delightful landscaped garden.

The property also benefits from under floor heating on the ground floor.

Cloister Way - Is a popular and established cul-de-sac location part of which is a development by renowned builders Spitfire Homes. Constructed approximately seven years ago of attractively styled properties of varying sizes and types and from its inception has proved extremely popular. The location is ideally sited approximately a mile from the town centre and is close to a good range of facilities and amenities including local shops, schools for all grades and a variety of recreational facilities.







## Key Features

- Superb modern town house
- Highly sought after North Leamington location
- Three bedrooms
- Two bathrooms
- Parking for two cars
- No chain
- Living room, kitchen/diner
- Underfloor heating to ground floor

**Guide Price**  
**£450,000**

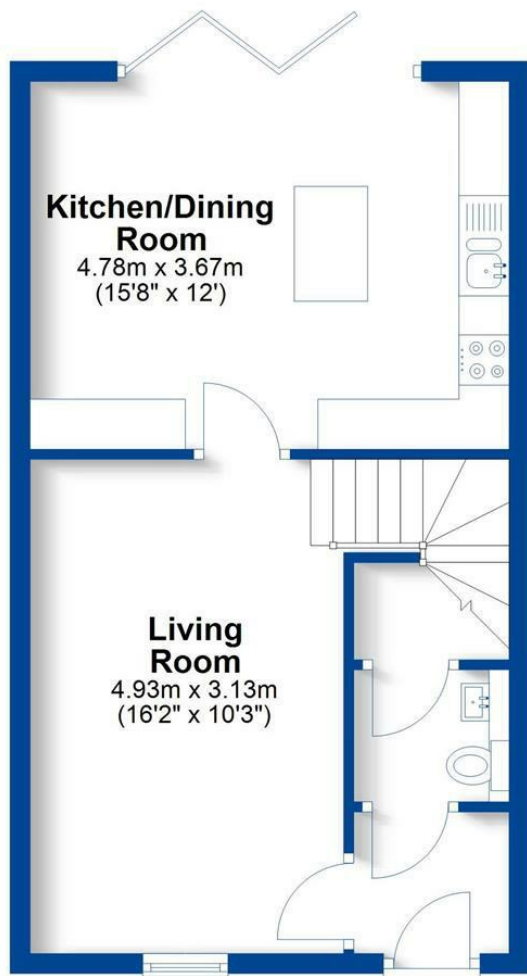






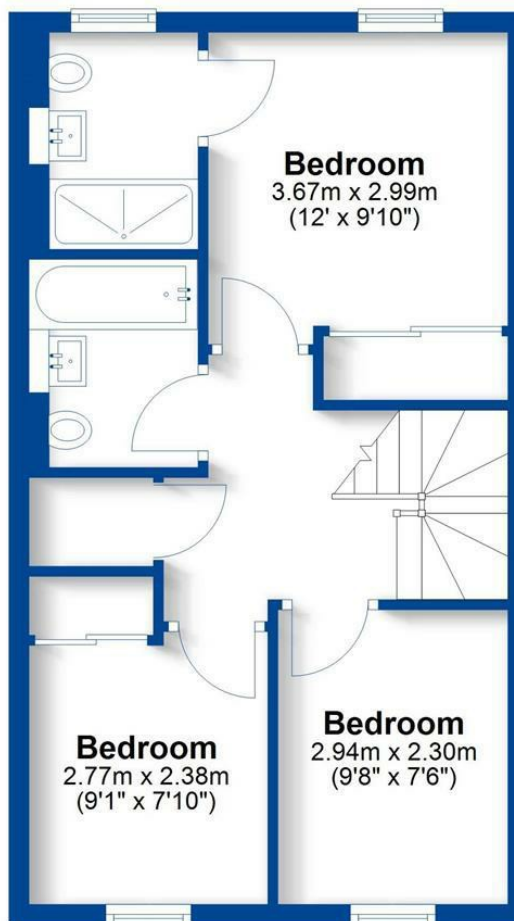
## Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority  
Warwick District Council





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