



Beaconsfield Street, Leamington Spa, CV31 1DU



# Property Description

Offered for sale with no chain a stylishly presented ground floor maisonette with its own private garden to the rear. The position of this wonderful property gives excellent access to Leamington Spa town centre, the train station and the many local parks.

Internally the property offers an entrance hallway modern fitted kitchen, lounge/diner giving access to the garden. Two bedrooms and a bathroom. Outside to the rear there is a private garden being of a good size mainly laid to lawn.

This lovely property would make an ideal purchase for a first time buyer, please call the office to book your appointment.

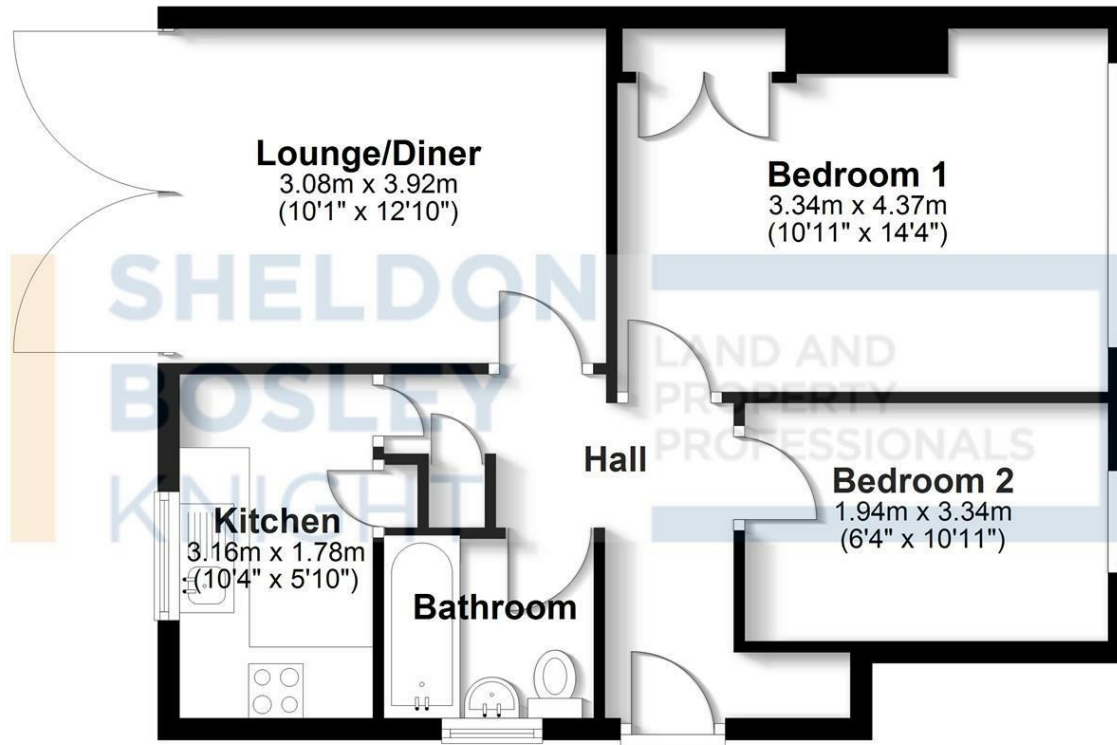






## Ground Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 51.1 sq. metres (549.8 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.

## Key Features

- Chain free purchase
- Private garden to the rear
- Attractive residential location
- Own entrance to the property
- Well presented throughout
- Excellent access to town centre
- Walkable distance to train station
- Lengthy lease
- Perfect first time buy purchase
- Energy rating E

**Guide Price**  
**£185,000**

EPC Rating - E

Tenure - Leasehold

Council Tax Band - B

Local Authority -  
Warwick

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