



Manor Road, Leamington Spa, CV32 7RJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A handsome period property requiring modernisation throughout and being situated to the north east of Leamington Spa town centre, an area always in high demand due to the excellent local schools and good amenities. The property is being sold with no upward chain.

The well proportioned accommodation comprises in brief: Entrance hall, living room with bay window, separate dining room, kitchen, and downstairs w.c.

To the first floor there are two double bedrooms and a spacious bathroom. There is a good sized garden to the rear.

Manor Road is an attractive street of terraced homes , approximately 1 1/2 miles from the town centre of Leamington Spa, with its wide range of cafes, shops and retail outlets. Closer by to the property there is a Tesco metro. The property is well situated for communication links with the A46, being just 3 miles from the property, at the heart of the Midland motorway network, whilst Leamington Spa railway station is positioned two miles away, which offers direct commuter links to London and Birmingham.







Total area: approx. 106.4 sq. metres (1145.7 sq. feet)

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

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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

Key Features

- Character terraced property
- Requires complete modernisation
- No Chain
- Two double bedrooms
- Sought after North East Leamington location
- Living room, separate dining room
- First floor bathroom

Guide Price
£300,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -
Warwick District Council