



Ashford Road, Leamington Spa, CV31 2NA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE MID/END FEBRUARY -
DEPOSIT ALTERNATIVE AVAILABLE ***

Three-bedroom semi-detached house located within Whitnash, southeast of Leamington Spa Town Centre. This location provides excellent commute routes to M40 corridor and A46, reputable schools within catchment area.

This spacious home comprises in brief: Hallway with under stair storage, living room, dining room to the rear elevation with direct access to the rear private garden via patio doors.

Kitchen with direct access to lean to/utility room which initially provides washing machine and fridge with freezer compartment, ground floor WC.

To the first floor: Two double bedrooms, one with fitted wardrobes, third, single, bedroom the front elevation which would make for a great work from home space/child's bedroom with additional fitted cupboard. Bathroom with full suite including shower over bath.

With driveway parking for multiple cars and expansive rear garden this property is offered UNFURNISHED. Council Tax Band C. Energy Rating D. SORRY, NO PETS CONSIDERED.



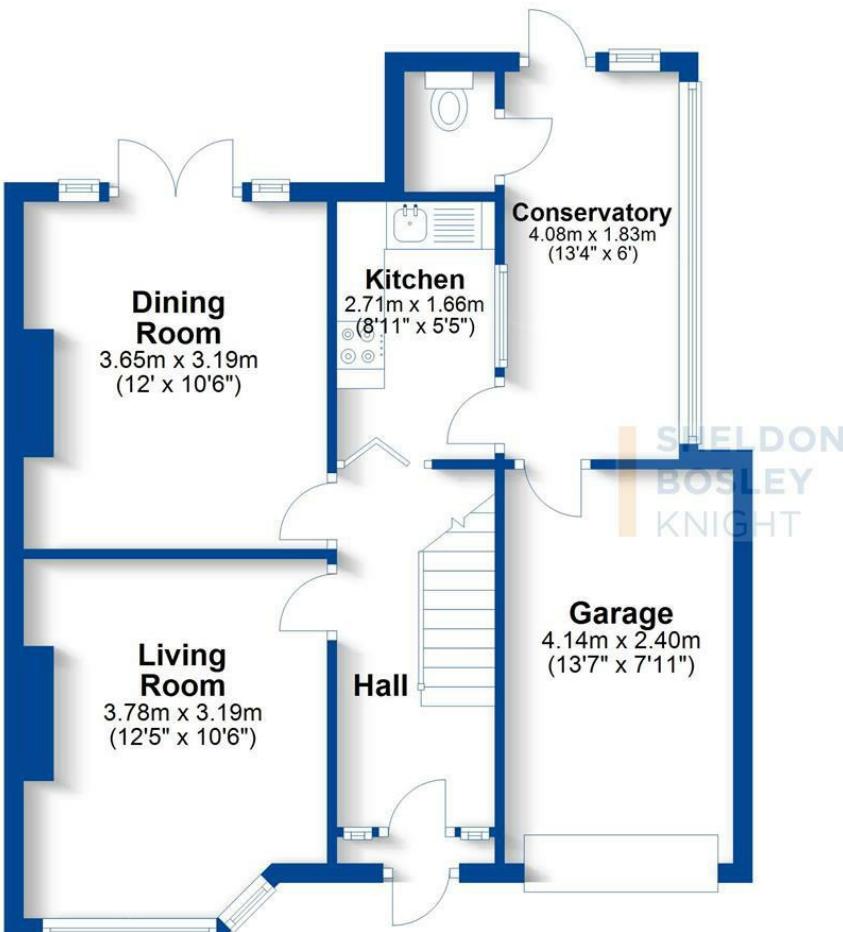


Key Features

- AVAILABLE MID/END FEBRUARY
- DEPOSIT ALTERNATIVE AVAILABLE
- Leamington Spa
- Three Bedrooms
- Extensive Rear Private Garden
- Driveway Parking
- Garage included
- Council Tax Band C
- Energy Rating D

Ground Floor

Approx. 55.5 sq. metres (597.2 sq. feet)

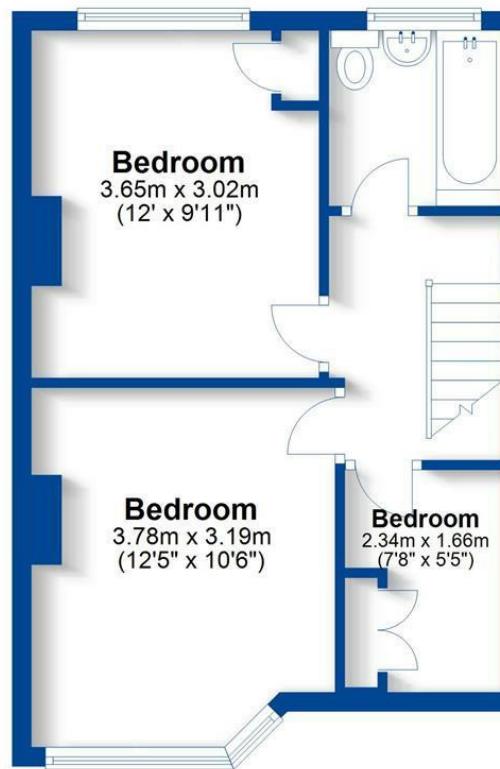


Total area: approx. 91.1 sq. metres (980.8 sq. feet)

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

Approx. 35.6 sq. metres (383.6 sq. feet)



£1,195 PCM