



Villiers Street, Leamington Spa

£475,000 Freehold

3 bedroom semi-detached house for sale

Description

Offered for sale with no upward chain, this extended and well-proportioned three-bedroom semi-detached home is conveniently situated on Villiers Street, within walking distance of Leamington Spa town centre and its excellent range of shops, cafés, restaurants and amenities.

The accommodation comprises an entrance porch, a generously sized lounge and a spacious extended kitchen/diner, providing ample room for family dining and entertaining. To the first floor are three good-sized bedrooms, a family bathroom and a separate WC.

Outside, the property benefits from a low-maintenance rear garden, laid entirely with paving and enclosed by timber fence panels, with gated side access. To the front is a block-paved driveway providing off-road parking and access to the garage.

The property is also well placed for a selection of local schools, including St Paul's C of E Primary School, Arnold Lodge School and The Kingsley School.

Council Tax Band: C (Warwick District Council)

Tenure: Freehold

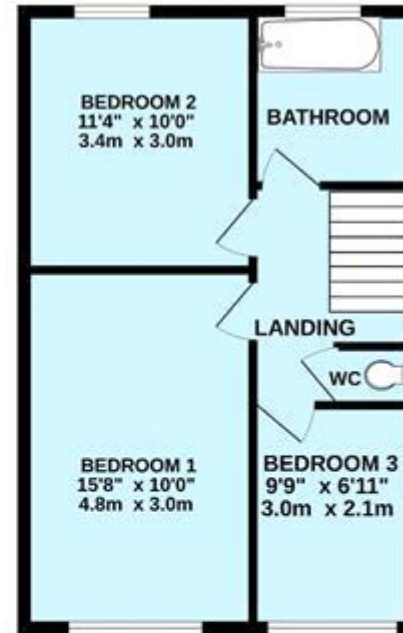
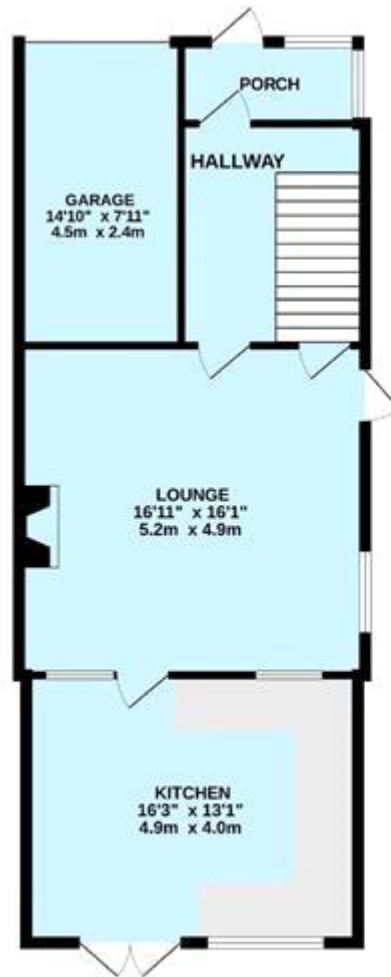
Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden, Rear Garden



Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Tenure
Freehold



TOTAL FLOOR AREA: 1192 sq ft. (110.8 sq.m.) approx.

Where every attempt has been made to ensure the accuracy of the foregoing contained items, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 6/2019





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-)			Very environmentally friendly - lower CO ₂ emissions (92-)		
A			A		
(81-91)			B		
B			B		
(69-80)			C		
C			C		
(55-68)			D		
D			D		
(39-54)			E		
E			E		
(21-38)			F		
F			F		
(1-20)			G		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		

Viewing by appointment only
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