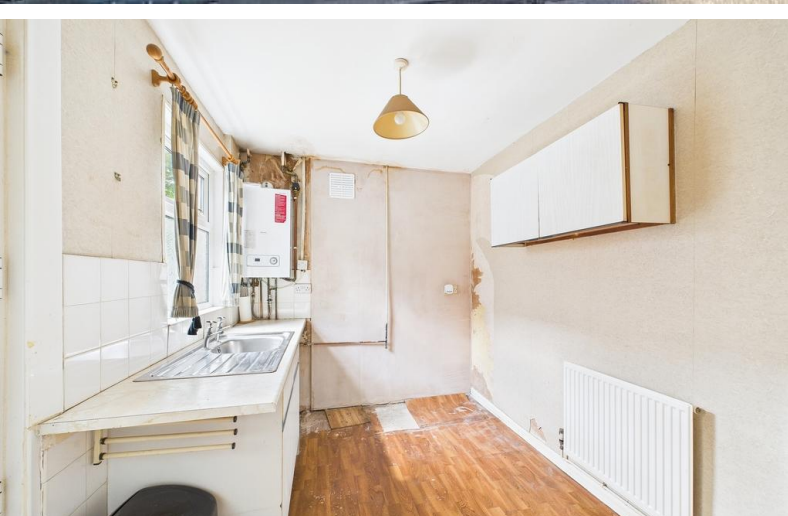


FOR SALE



Cornwall Place, Leamington Spa

2 Bedroom, 1 Bathroom, End Terraced House

£280,000

MARTIN&CO



- Two double bedrooms
- Living and dining room
- Upstairs bathroom
- Requires modernisation
- Ideal first time buy / investment
- Convenient for town
- Courtyard rear garden
- No chain

Cornwall Place is a two bedroom end terrace house, located within easy reach of the town centre and station, ensuring a convenient and connected lifestyle. Requiring modernisation throughout the property offers potential for improvement, with two spacious reception rooms, kitchen, and upstairs you'll find two generously sized bedrooms and bathroom. Outside is a walled garden with outbuildings and gated rear access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



HALL 13' 7" x 3' 1" (4.14m x 0.94m)

LANDING 11' 10" x 2' 10" (3.61m x 0.86m)

LIVING ROOM 11' 4" x 10' 10" (3.45m x 3.3m) BEDROOM 14' 5" x 11' 5" (4.39m x 3.48m)

DINING ROOM 11' 11" x 11' 5" (3.63m x 3.48m)

BEDROOM 11' 10" x 8' 0" (3.61m x 2.44m)

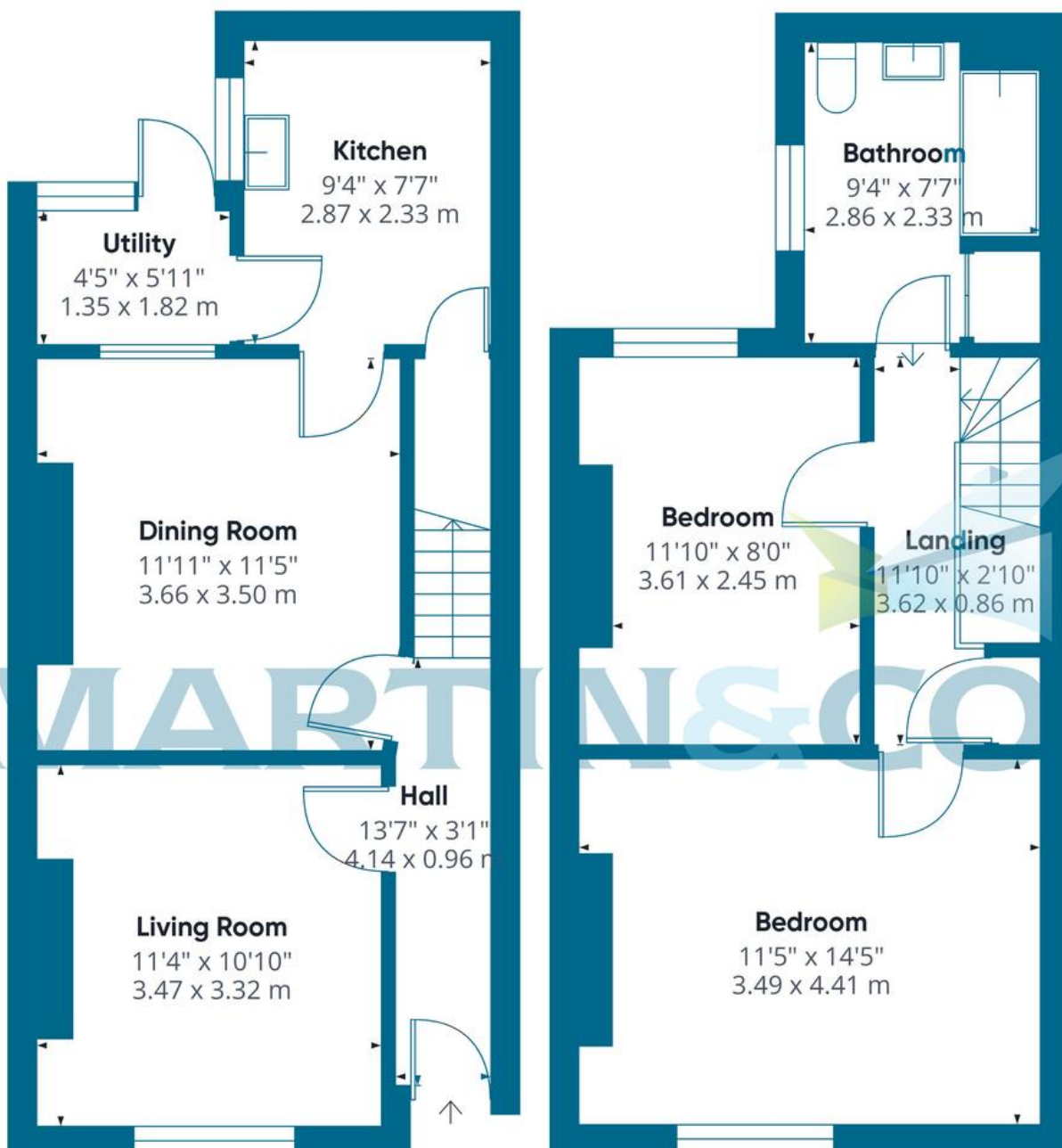
KITCHEN 9' 4" x 7' 7" (2.84m x 2.31m)

BATHROOM 9' 4" x 7' 7" (2.84m x 2.31m)

LEAN TO 5' 11" x 4' 5" (1.8m x 1.35m)

GARDEN Walled garden with outbuildings and gated side access.





Approximate total area

787 ft²
73.2 m²

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.