

FOR SALE



Waverton Mews, Leamington Spa

3 Bedroom, 1 Bathroom, Mid Terraced House

£250,000



- Three bedrooms
- Spacious living room
- Garage and off road parking
- Private rear garden
- Cul-de-sac location
- No chain

This three bedroom terraced home is situated in a peaceful location on the outskirts of Leamington, offering an ideal opportunity for first time buyers, growing families, or investors.

The ground floor features a spacious living and dining room, with sliding patio door opening onto the private rear garden, creating a bright and welcoming living space. The kitchen is positioned at the front of the property and offers practical accommodation with scope for personalisation.

Upstairs the property boasts three generous double bedrooms, providing excellent space for family living, along with a bathroom fitted with a white suite.

Further benefits include double glazing, gas central heating, a private enclosed rear garden, a garage with direct rear garden access and off-road parking to the front of the property.

Combining generous accommodation with a quiet yet convenient location, this property represents an excellent opportunity to purchase a comfortable home on the outskirts of Leamington.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY
9' 9" x 5' 8" (2.97m x 1.73m)



BATHROOM
7' 5" x 5' 10" (2.26m x 1.78m)

KITCHEN
9' 10" x 5' 11" (3m x 1.8m)

GARAGE
15' 10" x 8' 0" (4.83m x 2.44m)

LIVING ROOM
14' 11" x 10' 3" (4.55m x 3.12m)

GARDEN

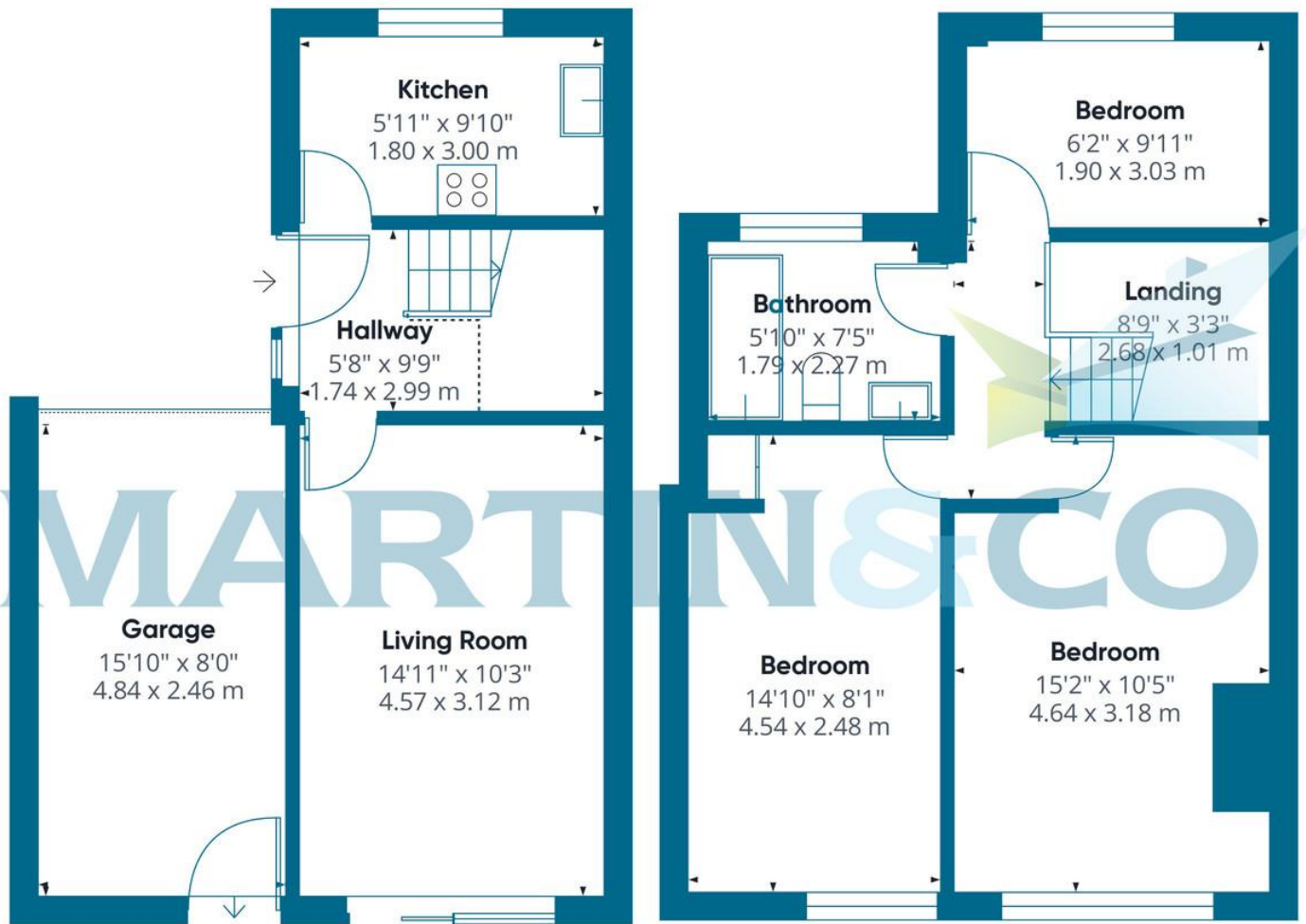
LANDING
8' 9" x 3' 3" (2.67m x 0.99m)

BEDROOM
15' 2" x 10' 5" (4.62m x 3.18m)

BEDROOM
14' 10" x 8' 1" (4.52m x 2.46m)

BEDROOM
9' 11" x 6' 2" (3.02m x 1.88m)





Approximate total area

795 ft²

74 m²

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