

Willes Road | Leamington Spa | CV32 4PR

HAWKESFORD

Basement Flat Willes Road | Leamington Spa | CV32 4PR

Being sold at Public Auction **Cash Buyers Only**

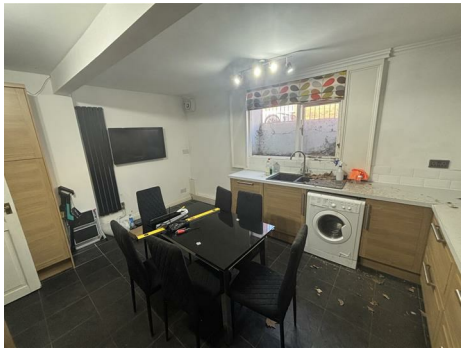
Nestled on Willes Road in the charming town of Leamington Spa, this spacious two bedroom basement flat presents an excellent opportunity for both first-time buyers and savvy investors. Located just a short stroll from the vibrant town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities.

The property, which is offered with no onward chain, is in need of modernisation, allowing you to put your personal touch on the space and create a home that truly reflects your style. The flat features a welcoming front garden, providing a pleasant outdoor area to enjoy.

Inside, you will find two well-proportioned bedrooms, a bathroom, a kitchen, and a comfortable living room, all of which offer ample space for relaxation and entertaining. With a little creativity and effort, this apartment can be transformed into a delightful living space.

This property is being sold through a traditional auction method not only offering a fantastic chance to invest in a desirable location but also a blank canvas for those looking to make their mark.

Don't miss out on the potential this flat has to offer in the heart of Leamington Spa.









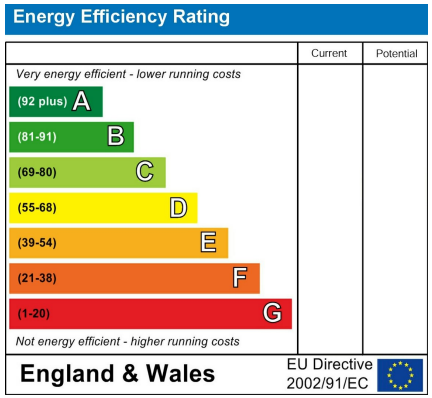


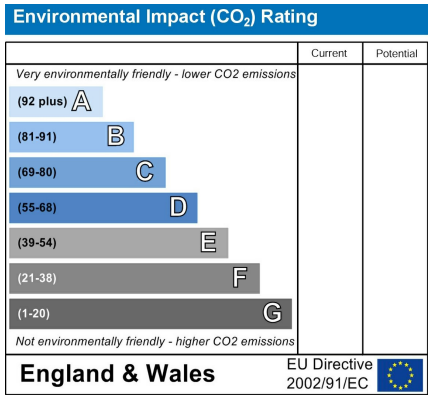


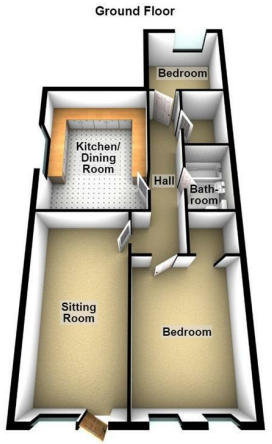












Total area: approx. 76.8 sq. metres (827.0 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.