



FARM COTTAGE | Leamington Spa | CV32 7RP Offers Over £340,000





Farm Road | Leamington Spa | CV32 7RP

A delightful two bedroom Victorian terrace, located in a popular North of Leamington location. The property has superb kerb appeal and has a handsome frontage. The location sits in the popular Telford Primary school and North Leamington secondary school catchments.

This would be an ideal first purchase, the property also has many of its original features, such as the fireplaces and bay fronted window. There is a good sized and very pretty garden, which also has rear access.

There is no onward chain!!



- PERIOD PROPERTY
- END TERRACE
- POPULAR NORTH LEAMINGTON LOCATION
- GOOD SCHOOL CATCHMENTS
- SOUTH FACING GARDEN
- TWO BEDROOMS
- BATHROOM
- GALLEY KITCHEN
- CONSERVATORY
- OPEN PLAN LOUNGE/DINING



Lounge/Dining 6.83mx3.45m  
Kitchen 6.81m1.63m  
Conservatory 2.77mx2.08m

Bedroom One 4.47mx3.33m  
Bedroom Two 3.35m2.87m  
Bedroom Three 2.69x2.11



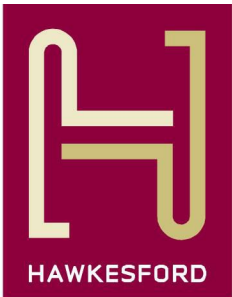






| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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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.

