



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 sq.m.) approx.

Whist evey attempt have been made to expert the accuracy of the floorgian centaged there, measurement of doors, sindows, norms and any other terms are approximate and no responsibility is bleen for any error, omession or mis-statement. This pain is the flustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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A spacious two-bedroom dormer bungalow occupying an enviable position in North Leamington, enjoying attractive open views over fields to the front. Set on a generous plot with a large south-west facing rear garden, the property offers excellent potential for improvement and development (subject to planning).

The accommodation currently comprises a good-sized lounge, a separate dining room, a kitchen, a utility room, two double bedrooms, a ground-floor shower room, and a first-floor bathroom. Outside, the property benefits from an oversized garage and a driveway providing parking for several vehicles.

In need of modernisation throughout, this home presents an exciting opportunity to create a substantial family residence. Offered for sale with no onward chain.







