



49 Acacia Road, Leamington Spa, CV32 6EG
Offers Over £190,000

charlesrose.

This ground floor maisonette is positioned within the fashionable and well regarded pocket of Milverton just north east of the town centre giving easy access to both local amenities and the town alike. Presented to a lovely standard throughout and offered with no onward chain, this deceptively spacious maisonette offers comfortable living with a modern kitchen, living room with doors out to the private garden, two good sized double bedrooms and a modern bathroom. There is also a private driveway to the front together with a good sized garden to the rear.

LOCATION

Acacia Road is positioned north west of Leamington Spa within strolling distance of the town centre with all the amenities on offer you desire. Giving easy access to local amenities and falls within the catchments of sought after local schools including Milverton and Brookhurst primary schools, North Leamington Secondary not to mention the gorgeous local parks including Victoria Park, The Band Stand and Jephson Gardens. Finally it is also well placed to take advantage of being walking distance to the train station with links to major cities across the UK and also close to the major road networks including the A46 and the M40.

INTERNAL

The side door invites you in to the entrance hallway where you find an abundance of storage on offer. Doors lead to a well proportioned living room benefitting with double doors leading out to the private garden space. The kitchen is well equipped and fitted with modern cabinetry and an array of integrated appliances and also gives views over the rear garden. The two bedrooms are located to the front of the

property of which both are great sized double bedrooms. Finally there is a modern white bathroom on offer.

OUTSIDE

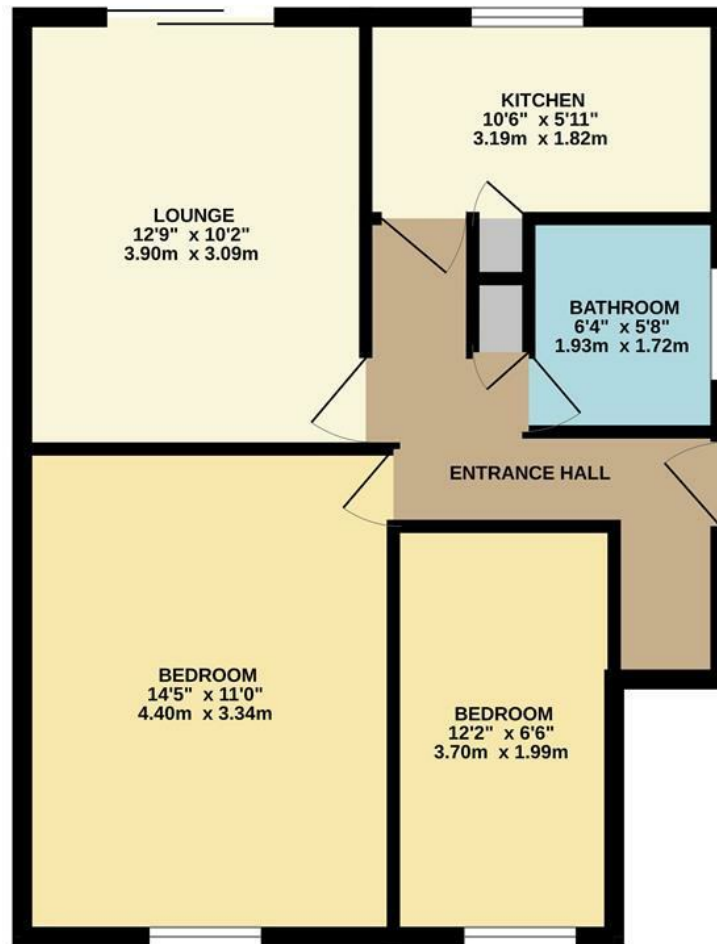
To the front of the property there is a large driveway, private to the maisonette itself giving space for a host of vehicles. To the rear there is a good sized garden that is laid with paving offering a lovely private and tranquil place to enjoy these summer evenings.

TENURE / MAINTENANCE

The property is offered with an original lease of 999 years with 931 years remaining. The annual charge is solely £2.



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

