



Cumberland Crescent | Leamington Spa | CV32 7BL

Offers over £285,000



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A No Chain three bedroom mid terrace with a garage, garden and driveway. This property benefits from breathtaking countryside views. This is a quiet cul-de-sac and would represent an ideal first time buy. A blank canvass - a property to really put your stamp on.





Downstairs WC
5'5" x 2'9"

Lounge/Dining
18'8" x 13'10"

Kitchen
13'8" x 7'7"

Bedroom One
15'3" x 7'7"

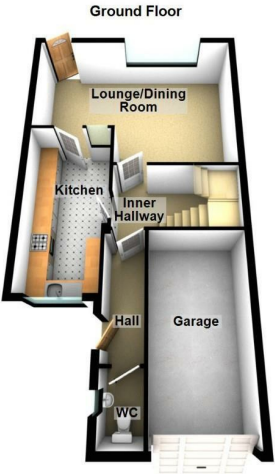
Bedroom Two
13'9" x 10'9"

Bedroom Three
10'7" x 7'8"

Bathroom
6'6" x 5'6"

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	

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		
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Total area: approx. 100.6 sq. metres (1082.4 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. No 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.

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