

BURWELL GROVE, LEAMINGTON SPA CV33 9TA



- Fully furnished
- Two Double Bedrooms
- Modern Kitchen With Appliances
 - Guest WC
- En- Suite shower & WC
- Private Rear Garden
 - Off Street Parking
 - EV Charging Point
 - Peaceful Location
 - Open Views

2 BEDROOMS

£1,400

Lovely 2 bedroom Home. Offered on a fully furnished basis.

On the ground floor: Entrance hallway, leading to a cosy, living room with plenty of natural light. A very spacious kitchen / diner complete with appliances, French doors leading out to the patio area and garden, a guest W.C, and plenty of storage space.

Upstairs, a spacious landing, leads to two very generous double bedrooms, Bedroom 1 has fitted wardrobes and an en-suite shower. The family bathroom has a full bathroom suite with shower over the bath.

Outside there is a low maintenance, private rear garden with side access to the front, parking for two vehicles, EV charging point & glorious open views.

Located at the end of a quiet cul - de sac, this property is ideally situated between Leamington Spa & Warwick, with easy access to M40.

Available early August

Exterior Front

Living Room

Kitchen / Diner

Guest WC

Landing

Bedroom 1

En-Suite Shower

Bedroom 2

Family Bathroom

Rear Garden



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		
England & Wales		EU Directive 2002/91/EC