



Chalkhill Place | Leamington Spa | CV31 1BF

£275,000



Chalkhill Place | Leamington Spa | CV31 1BF

A two bedroom semi detached property with parking for two cars. This well presented house would be the ideal first time buy and also has a brand new bathroom. The property is situated within the new part of Sydenham and is close to local amenities.



**A WELL PRESENTED TWO BEDROOM
SEMI DETACHED HOUSE WITH PARKING
AND A BRAND NEW BATHROOM. MUST
VIEW!**

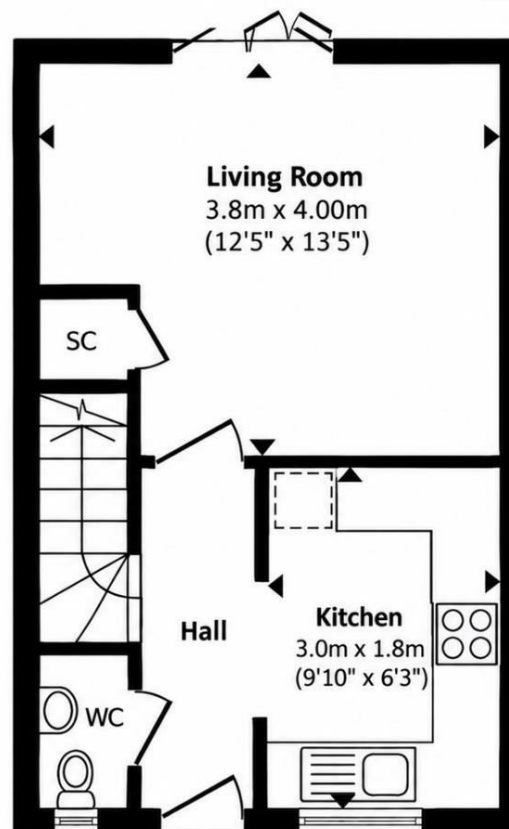




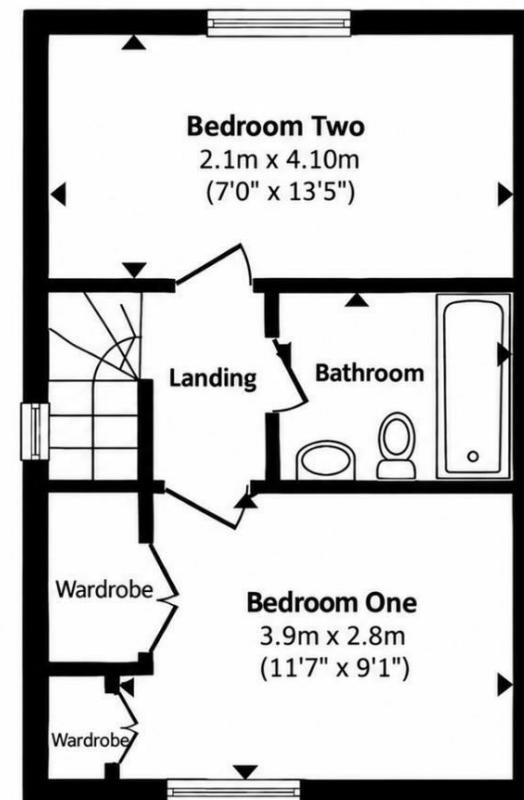
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

Total Floor Area Approx: 57 sq. metres (613 sq. feet)

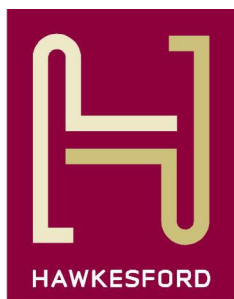


Ground Floor



First Floor

The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale.



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

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.