



1 Cherry Blossom Grove

Leamington Spa **CV31 2RT**

Offers Over £200,000

1 Cherry Blossom Grove

Whitnash

CORNER PLOT - IN NEED OF FULL MODERNISATION A two bedroom semi-detached house located in the popular location of Whitnash, Royal Leamington Spa. The property is in need of full modernisation from start to finish and located on a corner plot. Cash buyers are preferred.

The property has scope to extend to the rear and side (STPP). The property in brief comprises of an entrance hallway, kitchen, lounge / diner, office / study, two double bedrooms and a family bathroom. The property has a rear garden, a single garage and off-road parking. The property was built in 1979/1980 and the current owner purchased the property from brand new. The property is currently operated on a warm air system.

There are limited internal pictures and the property is being offered on the open market with no onward chain. Please call the office for more information. The floorplan is a rough guide for all viewers and not to scale.

LOCATION

Cherry Blossom Grove sits within Whitnash, which is a residential area lying to the south of Leamington Spa and being well catered for with its own range of local facilities and amenities. These include local schools, shopping facilities and doctors' surgery/medical centre. There are good local road links available to neighbouring towns and centres as well as easy access to Leamington Spa town centre with its wide array of independent retailers, bars, restaurants and popular parks. Leamington Spa railway station provides regular rail links to numerous destinations.

DIRECTIONS

Postcode for sat-nav - CV31 2RT.

TENURE

Freehold

Features

No Onward Chain

Potential To Extend (STPP)

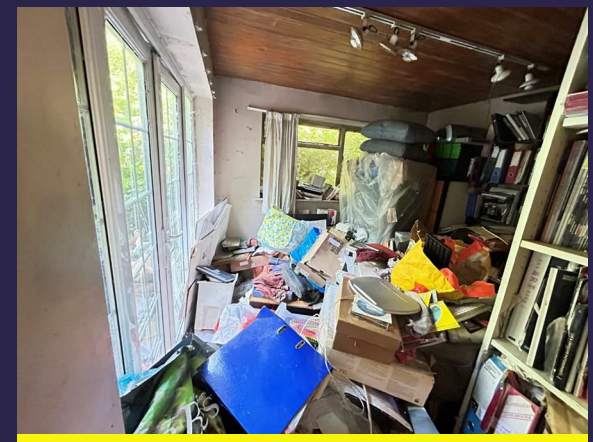
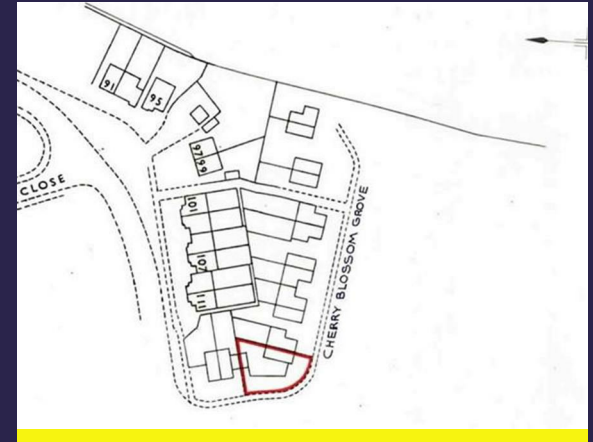
In Need Of Full Modernisation

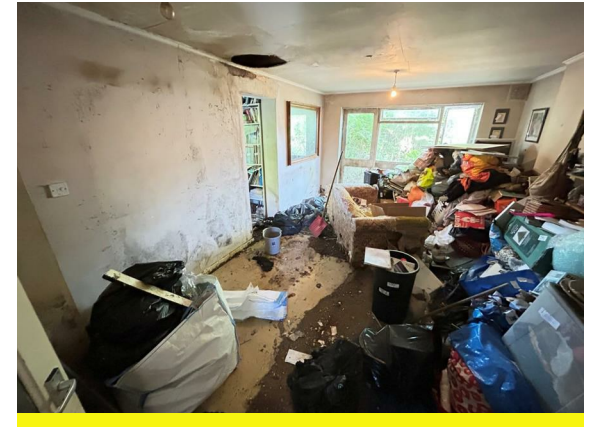
Off Road Parking

Garage

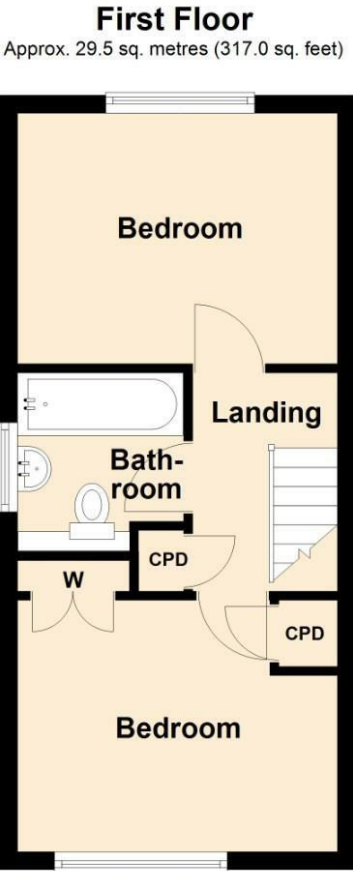
Two Bedroom Semi Detached House

EPC Rating E





Floorplan



Total area: approx. 70.8 sq. metres (761.9 sq. feet)

General Information

- Tenure

Freehold
- Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.
- Services
- Council Tax

Band C - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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