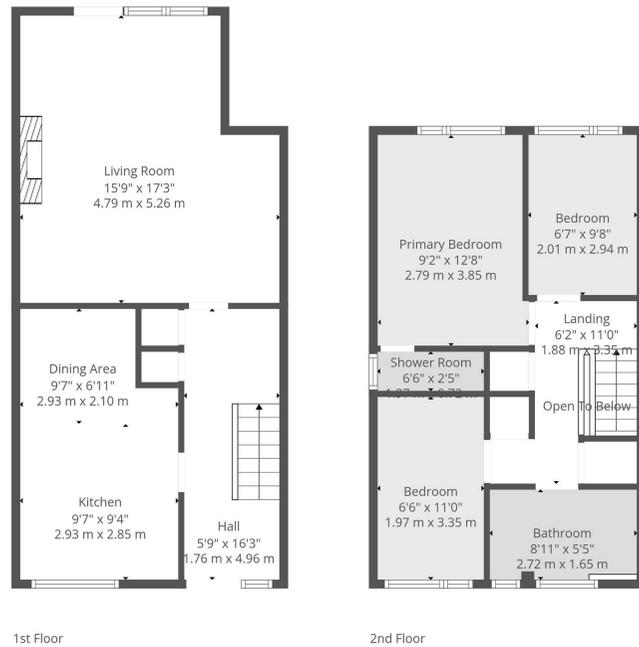


13 Spa View, Leamington Spa
Offers Over £290,000

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Total: 925 sq. Ft, 86 m2
1st Floor: 507 sq. Ft, 47 M2, 2nd Floor: 418 sq. Ft, 39 m2
Excluded Areas: Open To Below: 2 sq. Ft, 0 M2, Walls: 71 sq. Ft, 6 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



A spacious three-bedroom end-of-terrace home, offered vacant with no onward chain, featuring a generous 17ft living space, separate kitchen and a private, low-maintenance rear garden. The property has been redecorated throughout, creating a fresh and well-presented interior ready for immediate occupation.

Further benefits include a brand new Baxi combi boiler with a 10-year warranty, as well as a newly replaced flat roof.

Positioned in a popular Whitnash location close to local amenities, green spaces and with easy access into Leamington Spa, this is a practical and well-balanced home, ideal for first-time buyers, downsizers or investors seeking a straightforward purchase.

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