



BUCKLEY ROAD, LEAMINGTON SPA

complete ● ● ●
SALES & LETTINGS





An attractive semi detached, two bedroom home in Leamington, situated in a favourable corner position with ample opportunity for extension. The property comprises of entrance hall, living room, kitchen/diner, two double bedrooms, family bathroom & a landscape rear garden. Property is positioned 10-15 minutes walk from Leamington town centre. The property is offered with no onward chain.



Entrance Hall

Entered via a uPVC double-glazed front door with obscured glass, this welcoming entrance hall features reclaimed engineered oak flooring, a ceiling light point, and a central heating radiator. Doors lead through to the living room, with stairs rising to the first floor.

Living Room

Featuring a continuation of the engineered oak flooring, this spacious living room boasts a double-glazed bay window to the front aspect, allowing for plenty of natural light. A reclaimed oak fire surround with an electric log burner-effect fire creates an attractive focal point, complemented by a ceiling light point, TV point, and central heating radiator.



Kitchen/Dining Room

Featuring dark grey tiled flooring and a tiled splashback, this well-appointed kitchen offers a range of solid wood wall and base units with matching drawers. Additional benefits include a double sink and drainer with mixer tap, gas hob with oven and grill, integrated dishwasher, and space for a washing machine. A double-glazed window overlooks the rear aspect, while a central heating radiator and ceiling spotlights enhance comfort and lighting. The room also provides space for a four-seater dining table and access to a large understairs storage cupboard.

Stairs & Landing

Finished with brand-new, recently laid carpets, this area features ceiling spotlights, a loft hatch, and a central heating radiator, with doors leading to both double bedrooms and the family bathroom.



Bedroom One

Bedroom One is a generously sized double room, newly fitted with carpets and featuring a ceiling light point and central heating radiator. A double-glazed window to the front elevation provides ample natural light. The room also benefits from a spacious storage cupboard housing the boiler, with additional space to accommodate bedroom furniture, including wardrobes and a chest of drawers.

Bedroom Two

Bedroom Two is a spacious double room featuring a double-glazed window to the rear elevation, allowing for plenty of natural light. The room is finished with brand-new carpets, a central heating radiator, and a large storage cupboard complete with hanging rails and shelving.

Bathroom

The bathroom is stylishly appointed with fully tiled flooring and contemporary wall panels to two walls. It features a low-level flush WC, a panel bath with shower over, and a ceramic hand basin with mixer tap set within a vanity unit. Additional benefits include a central heating radiator, extractor fan, obscured glass double-glazed window, and ceiling spotlights.





Rear Garden

Occupying a generous corner plot, the property benefits from a thoughtfully landscaped garden, with one section laid to lawn and the other finished with newly laid Indian sandstone patio slabs—ideal for outdoor entertaining. Additional features include reclaimed oak sleepers, new fencing panels and posts, and a variety of mature trees, shrubs, and planting. There is also side gated access to the front of the property and a timber garden shed.

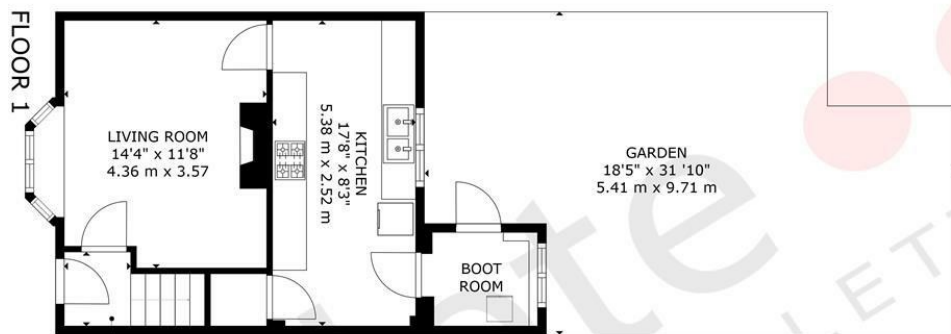
Front & Parking

Overlooking a pleasant green, the property enjoys an attractive open aspect, complemented by the added privacy of mature, tall hedging to the front. There is also ample on-street parking available.

Location

Located in the popular village of Lillington, a convenient position close to local amenities and falling within the catchment area of a number of local schools including North Leamington Secondary School. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lines avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.





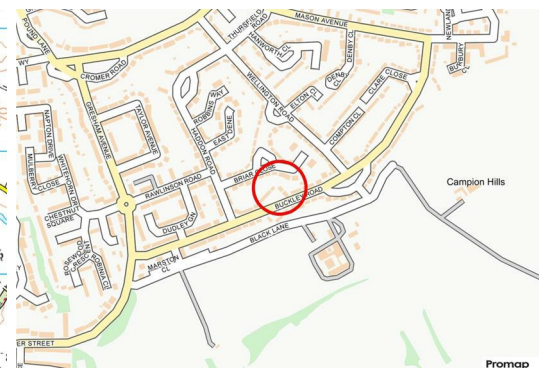
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GROSS INTERNAL AREA
FLOOR 1: 406 sq. ft, 37 m², FLOOR 2: 377 sq. ft, 35 m²
TOTAL: 783 sq. ft, 72 m²
EXCLUDED AREA: GARDEN: 539 sq. ft, 50 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY





- Semi Detached Property
- Spacious Lounge
- Family Bathroom
- Opportunity For Extension
- Popular North Leamington Location
- Two Double Bedrooms
- Kitchen Diner
- Corner Plot
- Street Parking
- Ideal First Time Buyer Home



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Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+ plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2010/65 (EPC)		
		

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