



**For Sale**

**4 Conifer Grove, Leamington Spa**

**Offers Over £240,000**

 **2**

 **1**

 **1**

 **1334 sq ft**

 **635 sq ft**

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**\*\*\* IDEAL FOR FIRST TIMERS OR DOWN SIZERS  
AND OFFERED FOR SALE WITH NO ONWARD CHAIN  
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This mid terrace property offers good access to local shops, schools and parks and the regular bus service to Leamington Spa and Warwick as well as being within easy walking distance to the train station.

Internally on the ground floor the accommodation comprises of; entrance hallway, kitchen / dining room to the front and a good sized living room to the rear with sliding doors leading out to the enclosed rear garden.

Upstairs you have a master bedroom with walk in wardrobe, bedroom two also benefits from built in storage over the stairs, you can squeeze a double bed in but more a good sized single, nursery or office / study, it also has a white bathroom suite.

To the rear is a good sized garden which is all lowmaintenance and to the front is driveway parking for two cars. It is gas centrally heated and double glazed throughout and is being



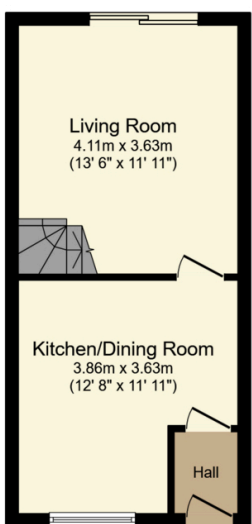
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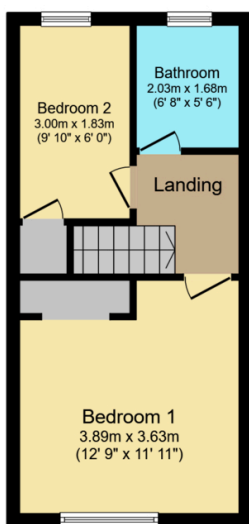
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- Mid Terrace House
- Two Bedrooms Both With Built In Storage
- Living Room
- Kitchen Dining Area
- Bathroom
- Popular Location Close To All Local Amenities
- Driveway Parking For Two Cars
- Enclosed Low Maintenance Rear Garden
- No Onward Chain
- EPC Rating - C



Ground Floor



First Floor

Total floor area: 58.7 sq.m. (631 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

