



20 Willow Sheets Meadow

Leamington Spa CV32 7XL

**SHELDON
BOSLEY
KNIGHT**

Land and Property Professionals



20 Willow Sheets Meadow

Leamington Spa

A modern semi detached property situated on a no through road on the outskirts of Cubbington village being ideally situated for local amenities and popular school catchments.

The accommodation is well positioned for access to Leamington Spa, Kenilworth, A46 and Stoneleigh NAC and is offered as a blank canvass sold with no upward chain.

The accommodation comprises in brief - Entrance hall, living room, dining room and kitchen. To the first floor there are three bedrooms and a bathroom.

Outside there is a single garage and driveway to the front and to the rear a very good sized garden with open countryside views.





Dimensions

Entrance

Living Room 14'1" x 11'4" (4.30 x 3.47)

Dining Room 8'10" x 7'5" (2.70 x 2.27)

Kitchen 8'10" x 6'11" (2.70 x 2.13)

First Floor

Bedroom 7'7" x 6'0" (2.32 x 1.83)

Bedroom 9'4" x 7'5" (2.87 x 2.27)

Bedroom 11'5" x 8'3" (3.49 x 2.53)

Family Bathroom

Single Garage

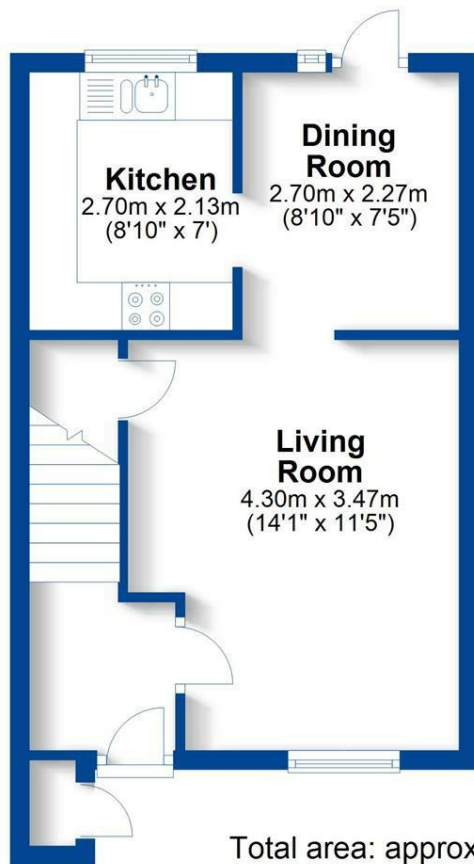
Gardens To Front & Rear

EPC: D



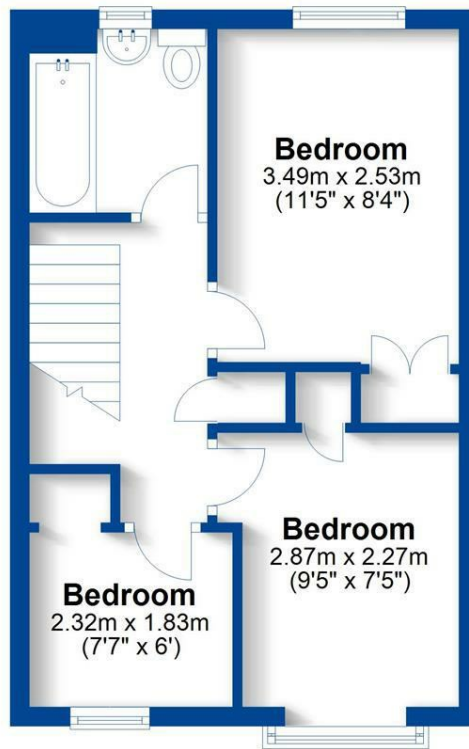
Ground Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



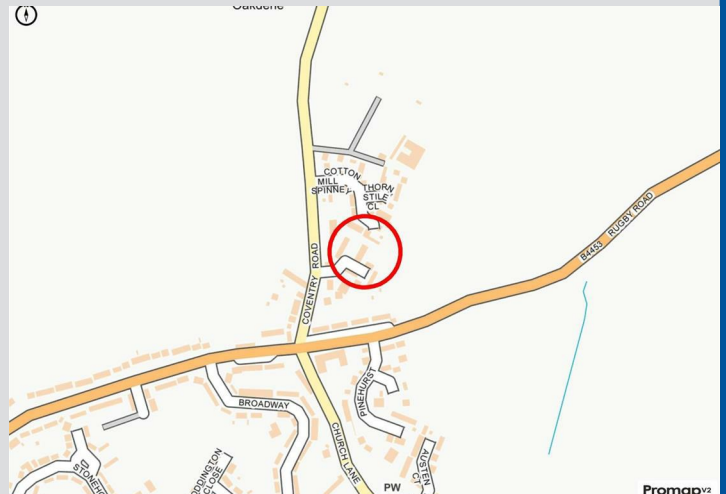
First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 64.9 sq. metres (698.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			62
(81-91) B			
(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			88
(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	

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Regent Grove
Leamington Spa
CV32 4NY
Tel: **01926 430555**

Kenilworth
9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: **01926 857595**

Stratford-upon-Avon
Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
Tel: **01789 292310**

Shipston-on-Stour
The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: **01608 661666**

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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