



WATHEN ROAD, WARWICKSHIRE, CV32
OFFERS OVER £495,000 FREEHOLD

Winkworth



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This charming three-bedroom terraced home with many original features and plenty of character, is situated in one of North Leamington Spa's most sought-after locations, just a short stroll from the town centre and its excellent amenities.

The property offers well-proportioned accommodation throughout, including two spacious reception rooms, a fitted kitchen/dining room with integrated appliances, and a useful utility room.

Upstairs, there are three bedrooms, along with a family bathroom and a separate WC.

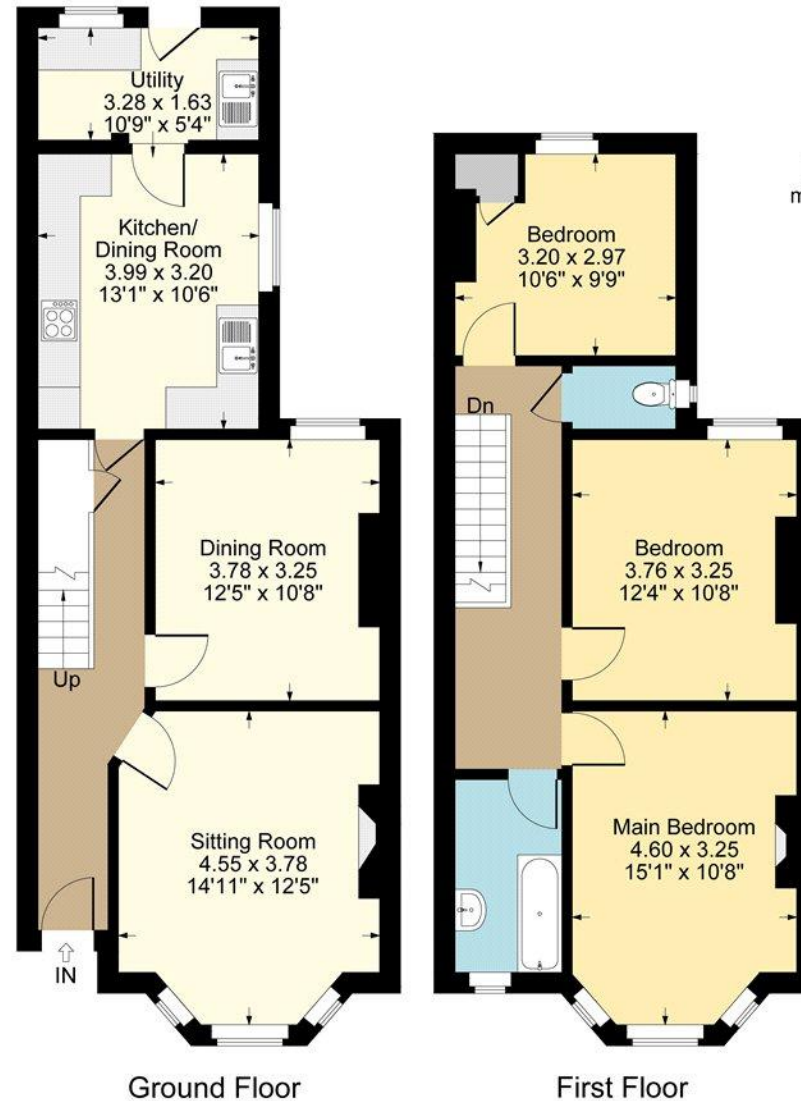
To the rear, the property benefits from a delightful courtyard garden, with steps leading up to a further lawned area—perfect for enjoying outdoor space.

Wathen Road lies a little under one mile north of central Leamington Spa being within walking distance of town centre amenities including Leamington's wide array of parks, shops and independent retailers, bars, restaurants and artisan coffee shops. There are good local road links available to neighbouring towns and centres along with links to the motorway network with Leamington Spa railway station providing regular rail links to numerous destinations, notably London and Birmingham.





16 Wathen Road, Leamington Spa



Approximate Gross Internal Area
 Ground Floor = 58.20 sq m / 627 sq ft
 First Floor = 53.08 sq m / 571 sq ft
 Total Area = 111.28 sq m / 1198 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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