



Mospaul Close, Leamington Spa  
£400,000

**Winkworth**

for every step...













## About the Property

Winkworth Leamington Spa is pleased to present to the market this traditional bungalow, which is need of full modernisation, in Leamington Spa's popular Milverton district.

With three bedrooms, a large open plan sitting and dining room and generous garden, this wonderful investment opportunity current offers living accommodation extending to 947 sq ft.

Council Tax: Band E

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Nov 24)

Mobile Coverage: Limited Coverage (Checked on Ofcom Nov 24)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







## The Finer Details...

Mospaul Close is a traditional, three bedroom, detached bungalow offering potential purchasers the opportunity to modernise and put their own stamp on one of Leamington Spa's most sought after locations.

Upon arriving at Mospaul Close a small entrance hallway provides access through to a generous kitchen/diner with a partial glass wall separating the two spaces. The kitchen has gas connectivity and a range of units providing ample storage, as well as the boiler. The dining area has a large window that overlooks the front garden and bathes the room with natural light. Access to the rear garden via a side alley is through a side door set off the dining area.

Through the hallway, the large sitting room has double aspect windows providing views of the front and rear garden. There is a gas effect fireplace that creates a warm and cosy centre point to the room.

To the rear of the property there are two generous double bedrooms, both with large cupboards and views across the rear terrace and garden beyond. There is an additional, smaller bedroom set off the central hallway as well as a spacious family bathroom complete with a bath and shower.

Externally, a large, rear garden is accessed via an alleyway to the side of the property. The garden has been recently cleared however further clearance and landscaping will need to be undertaken by new owners. There is a single, attached garage to the side of the house which is accessed from the driveway and from the rear garden. The driveway provide additional off street parking.











## About this Area

Set on a desirable road just off Beverley Road, MossPaul Close is a short walk to the Parade (1 mile), Jephson Gardens (1.4 miles) and Leamington Spa's shops and restaurants.

There are a number of popular private and state, primary and secondary schools in the local area. Both Arnold Lodge (0.9 miles) and Kingsley Schools (0.8 miles) are less than a mile away, with Trinity Catholic School (0.5 miles) and Lillington Primary Schools (1.8 miles) within easy proximity.

Leamington Spa Train Station (1.7 miles) is a thirty five minute walk, and offers a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes). The motorway network is accessed by multiple junctions of the M40 with easy access to London and the wider West Midlands.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

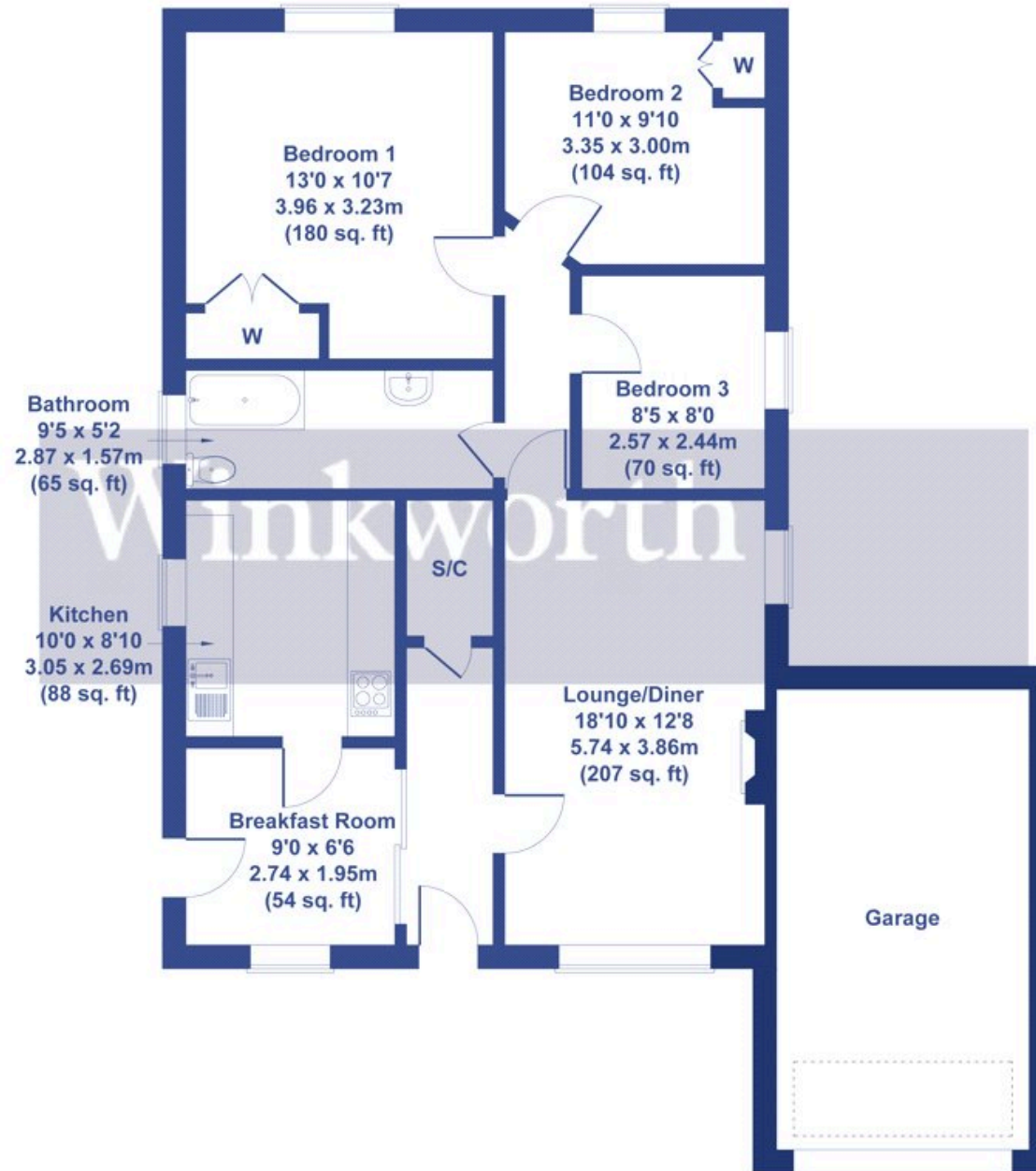


## MossPaul Close

Approximate Gross Internal Area

947 sq ft - 88 sq m


(Excluding Garage)











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