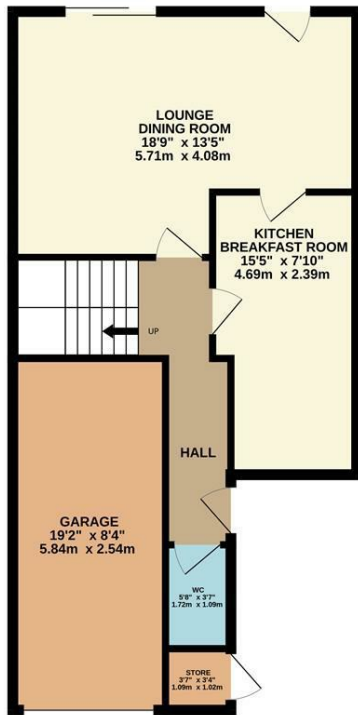


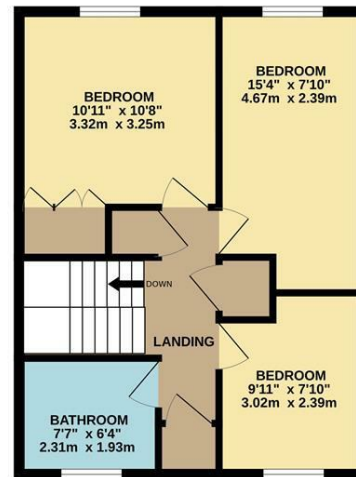
11 Cumberland Crescent, Leamington
£325,000

charlesrose.

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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This semi-detached home occupies an enviable position, overlooking rolling countryside to the rear. The well presented, good sized accommodation combines an entrance hall, W.C., kitchen breakfast room and lounge dining room on the ground floor. Upstairs all three bedrooms are of double size and there is also a shower room. Outside the property further benefits from front and rear gardens, driveway and garage.

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