



**WATHEN ROAD, LEAMINGTON SPA, WARWICKSHIRE, CV32**  
**£650,000 FREEHOLD**

**DESCRIPTION:**

Winkworth Leamington Spa is pleased to offer to the market this recently refurbished, imposing four bedroom family home in desirable North Leamington Spa.

Built in the early 1900's this excellent house offers generous accommodation across three floors, totalling approximately 1400 sq. ft.

Leamington Spa | 01926 956560 | leamingtonspa@winkworth.co.uk

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TOTAL: 145m<sup>2</sup>  
 Floor 1: 63m<sup>2</sup>; Floor 2: 61m<sup>2</sup>; Floor 3: 21m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.  
 For more details visit: <https://www.winkworth.co.uk/sale/property/LEA240004>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold  
**Term:** Expires -  
**Lease length:** 0 Year - 0  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** D  
 Where no figures are shown, we have been unable to ascertain the

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