



Offa Road, Leamington Spa  
£285,000

**Winkworth**

for every step...









## About the Property

Winkworth Leamington Spa is pleased to present to the market this traditional, three bedroom family home conveniently located a short distance from the centre of Leamington Spa (1.2 miles).

With living accommodation extending to 1033 sq ft, a generous yet manageable garden and off street parking, Offa Road would make a tremendous first family home or investment opportunity.

### Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available

(Checked on Ofcom Nov 24)

Mobile Coverage: Likely Coverage

(Checked on Ofcom Nov 24)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold











## The Finer Details

This family house, which has been partially renovated by the current owners, offers versatile living accommodation extending to approximately 1033 sq ft, as well as a generous garden and off street parking.

Upon arriving at Offa Road a spacious entrance hall is accessed via steps and an open porch, and provides access to the downstairs living accommodation as well as additional storage and downstairs WC/cloakroom.

The living room has large windows overlooking the front of the property as well as a central fireplace which creates a cosy and intimate atmosphere.

The kitchen has been modernised by the current owners and is stylish and contemporary. There is a range of built in appliances, plenty of storage and space for a dining table, as well as a large kitchen window which overlooks the rear terrace and garden.

There is a downstairs bedroom/dining room to the front of the house, which has built in wardrobes.

A central landing runs the width of the first floor and provides access to the two, first floor bedrooms as well as the family bathroom. Both bedrooms are generous doubles and have a range of built in wardrobes and additional eaves storage. The family bathroom has a large corner bath with a shower and is bright and spacious but in need of modernising in due course.

Externally, there is a large, enclosed garden to the rear of the house which is accessed via the back door from the central hallway. A rear patio has two potting sheds and space for a garden table and chairs. There is off street parking for up to three reasonably sized cars.







## About this Area

Offa Road is conveniently situated within walking distance of the centre of Royal Leamington Spa (1.5 miles), with the historic Royal Pump Rooms (1.1 miles) and the beautiful and popular Jephson Gardens (1.3 miles) also nearby.

For families, St Anthony's Primary School which holds an 'Outstanding' rating from Ofsted is a short drive (1.1 miles), whilst Campion School (0.7 Miles) and Myton School (2.6 Miles) are both close.

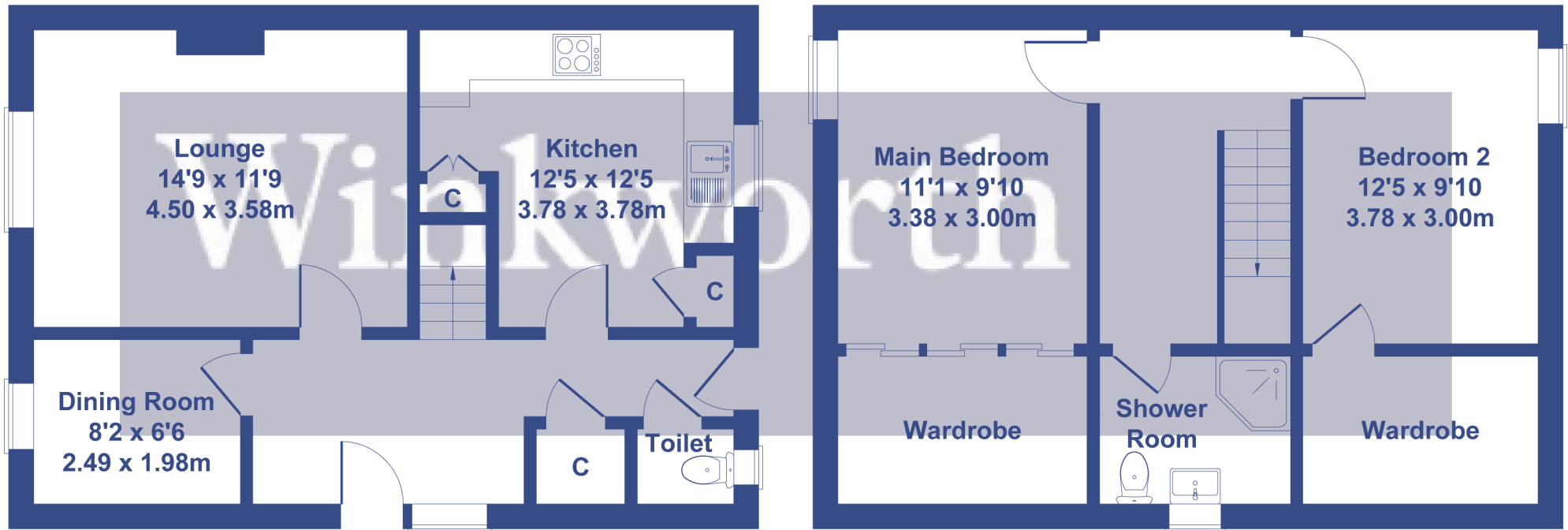
The West Midlands are famed for being at the centre of the country, providing easy access via rail and road to the rest of the UK. Leamington Spa Train Station (1 mile) provides a direct service to London Marylebone (1 hours 20 minutes) and Birmingham Train Terminals (33 minutes), while the M40 is accessed via multiple junctions. Birmingham International Airport (40 minutes) has a wide selection of international destinations.





# 20 Offa Road, CV31 2BT, Leamington Spa

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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Winkworth

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