



Connells

Brunswick Street
Leamington Spa



Property Description

Ideally located within walking distance of the town centre and train station, this three bedroom semi detached home offers well presented accommodation with further scope for improvement and extension (subject to the necessary planning permissions).

The property has been partly updated and improved by the current owners, including replastering, new flooring and a replacement boiler installed approximately four years ago, while still providing excellent potential for buyers to further enhance and personalise the home.

The accommodation briefly comprises a welcoming entrance hallway, a bay fronted dining room, a separate lounge and a galley style kitchen.

To the first floor are two spacious double bedrooms, a good size third single bedroom and the family bathroom.

Externally the property benefits from an attached store room, an outside W/C, a generous rear garden, driveway parking and a detached garage, offering additional storage and practicality.

This property presents an excellent opportunity for first time buyers, families or investors, combining a convenient location with the potential to create a fantastic long term home.

Approach

The property is set back from the road behind the lawned fore garden and driveway with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, understairs storage cupboard, a radiator and doors to the lounge, dining room and kitchen.

Lounge

13' 9" x 10' 10" (4.19m x 3.30m)

Spacious, light and airy lounge consisting of picture rails, a double glazed window to rear elevation and a double glazed door leading to the garden.

Dining Room

11' 9" max x 12' 9" (3.58m max x 3.89m)

Bay-fronted dining room with a radiator.

Kitchen

13' x 7' 1" (3.96m x 2.16m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a two bowl Belfast sink. Providing space for appliances and comprising a radiator, a double glazed window to side elevation and a door to;

Store Room

Having power and windows to front and rear elevations. Housing the combi-boiler and providing ample space for storage. With a door leading to the garden and the front elevation.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard, access to the loft, a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One

12' 9" max into bay x 11' 9" max into alcove (3.89m max into bay x 3.58m max into alcove)

Bay fronted double bedroom having laminate flooring and a radiator.

Bedroom Two

13' 4" x 10' 9" max into alcove (4.06m x 3.28m max into alcove)

Double bedroom with a radiator and a double glazed window to rear elevation.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

Having a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath and low level W/C. Having partly tiled walls, laminate flooring, a radiator and a double glazed window to front elevation.

Outside

Rear Garden

Generous, landscaped garden being mainly laid to lawn with planted borders and a patio area. With a door leading to the outdoor W/C and a door to the detached garage.

W/C

Fitted with a low level W/C and tiled flooring.

Detached Garage

16' x 7' 9" (4.88m x 2.36m)

With windows to front and side elevations.

Parking

Driveway to the front of the property providing off road parking for one car.









Total floor area 138.8 m² (1,494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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