



Connells

England Crescent
Leamington Spa



Property Description

This well-presented three bedroom semi-detached family home is situated in a highly sought-after location, within approximately half a mile of Leamington Spa Railway Station, offering excellent commuting links.

To the front of the property there is a good-sized driveway providing off-road parking and leading to the welcoming entrance hallway, which has stairs rising to the first floor and doors giving access to the main living accommodation. The ground floor benefits from a spacious open-plan lounge/diner with dual-aspect windows to the front and rear, allowing plenty of natural light to flow through the room. To the rear of the property is a well-maintained kitchen fitted with a range of built-in appliances and a door leading into an inner hallway. The inner hallway provides access to a downstairs cloakroom and an additional storage area which could be utilised as a utility space, with a further door leading out to the garden.

To the first floor there are three well-proportioned bedrooms along with a family bathroom.

Externally, the rear garden is mainly laid to lawn and features a paved patio area, enclosed by fenced boundaries with mature shrubs providing a pleasant outdoor space. There is also a useful outhouse currently used for storage.

The property is offered for sale with no onward chain.

Approach

Via driveway and a path leading to front entrance.

Entrance Porch

With a double glazed window to side elevation and a door leading to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and doors off to the lounge/diner and kitchen.

Lounge/Diner

22' 5" x 13' 7" (6.83m x 4.14m)

Spacious, light and airy, dual aspect lounge/diner consisting a radiator and double glazed windows to front and rear elevation.

Kitchen

11' 4" x 8' 5" (3.45m x 2.57m)

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, electric hob with cookerhood over, a dishwasher and a fridge/freezer

Housing the central heating gas boiler and benefitting from a pantry cupboard, a double glazed window to rear elevation and a door to the inner hallway.

Inner Hallway

With doors to front and rear elevations, in addition to the downstairs W/C and utility area.

Downstairs Wc

Fitted with a low level WC.

Utility Area

Providing space for washing machine.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation, access to the boarded loft and doors off to all bedrooms and the main bathroom.

Bedroom One

13' 6" x 11' (4.11m x 3.35m)

Double bedroom with a built-in cupboard, a radiator and a double glazed window to front elevation.

Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

Double bedroom having a built-in cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Three

6' 6" x 11' (1.98m x 3.35m)

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

Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls, tiled flooring and a double glazed window to front elevation.

Outside

Rear Garden

Good size and beautifully maintained garden being mainly laid to lawn and fully fence enclosed with a patio area and mature shrubbery. With a door leading to the outdoor store room.

Parking

Driveway providing off road parking.









Ground Floor



First Floor

Total floor area 112.0 m² (1,206 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



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315115



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315115 - 0004