



Coniston Road

Leamington Spa, Warwickshire, CV32 6PE



































3 Coniston Road

Located in the sought after Milverton area in north Leamington Spa, this 3-bedroom mid terrace property sits in a quiet tree-lined road.

The property benefits from a conservatory extension and occupies a large plot with good sized front and rear gardens. There is parking for up to 6 cars and a garage.

The ground floor accommodation comprises an entrance hallway, WC, newly fitted shaker style Kitchen, living/dining room with feature fireplace and large conservatory with French doors leading to the garden.

On the first floor there are 3 bedrooms and a family bathroom.

Accommodation summary

Ground Floor

Hallway, WC, kitchen, Living/Dining room, Conservatory, Garage.

First Floor

Landing leading to master bedroom, bedroom two, bedroom three and the family bathroom.

Outside

Outside there are good sized gardens, the back garden being south facing and low maintenance being part paved and part lawned with useful shed storage.

The front garden is also part paved and part lawned and offers parking for up to 6 cars.

Location

Leamington Spa.

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

Services

Mains water, electricity, drainage and telephone.

Local Authority

Warwick District Council.

Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

For more information visit spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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