



ST MARYS CRESCENT

46

7

Connells

St. Marys Crescent
Leamington Spa



Property Description

An impressive three bedroom end-of-terrace, set within a tranquil cul-de-sac position as well as being within easy access to the Town Centre and Train Station.

A FANTASTIC choice for anyone looking for an immaculate, ready to move into home.

Having been lovingly maintained and improved by the current sellers, whilst offering an abundance of distinctive features and spacious living.

In brief this home comprises; a bay-fronted lounge, separate bay-fronted dining room, modern kitchen and downstairs W/C. To the first floor there are three bedrooms and the main family bathroom.

Benefitting from a two chamber cellar and a low maintenance courtyard garden.

Approach

Via gated access with steps up leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, laminate flooring and doors to the lounge and dining room.

Lounge

13' 8" max into bay x 10' 7" max (4.17m max into bay x 3.23m max)

Light and airy bay-fronted lounge having a feature fire place, a radiator and ceiling spotlights.

Dining Room

12' 4" max x 12' 3" up to bay (3.76m max x 3.73m up to bay)

Bay-fronted dining room, having laminate flooring, a radiator, ceiling spotlights and steps down leading to the kitchen.

Kitchen

12' 3" max x 10' 8" max (3.73m max x 3.25m max)

Fitted with a range of wall and base units with complimentary marble effect work surfaces over and upstand, incorporating a sink and drainer unit. There is space for appliances such as; a range cooker and American style fridge/freezer. Comprising tiled flooring, a vertical radiator, ceiling spotlights, a double glazed window to side elevation and a door to the inner hallway.

Inner Hallway

With doors to the downstairs W/c and to the rear garden.

Downstairs Cloakroom

Fitted with a wash hand basin with vanity unit and a low level W/C. With a door to the cellar.

First Floor Landing

Split level landing, comprising a radiator and doors leading to bedrooms one and two. With steps up to the second landing having doors to bedroom three, the main family bathroom and built-in storage cupboard.

Bedroom One

12' 4" x 10' 2" up to wardrobes (3.76m x 3.10m up to wardrobes)

Double bedroom having fitted wardrobes and a desk, a radiator, ceiling spotlights and a double glazed window to front elevation.

Bedroom Two

11' 10" x 10' 7" max (3.61m x 3.23m max)

Double bedroom comprising a feature fire place, a radiator, ceiling spotlights and a double glazed window to front elevation.

Bedroom Three

10' 4" max x 5' 7" min (3.15m max x 1.70m min)

Comprising a radiator and a double glazed window to side elevation.

Bathroom

An immaculate white three piece suite, fitted with a wash hand basin with vanity unit, bath with shower over and low level W/C. Comprising a chrome heated towel rail, ceiling spotlights and a double glazed window to side elevation.

Outside

Courtyard Garden

Low maintenance courtyard garden being laid to hard paving, wall enclosed with gated rear access.

Parking

On street parking.

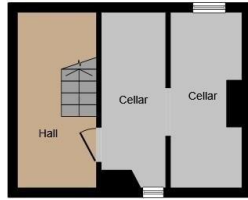
Cellar

Two chamber cellar ideal for storage.









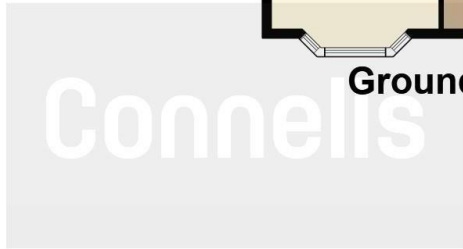
Cellar



Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA313197



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: SPA313197 - 0005