

Connells

Gresham Avenue Leamington Spa

# for sale Offers Over £300,000







# **Property Description**

Traditional double-bay fronted, three bedroom semi-detached home positioned in an ideal location, close to local schools and amenities! Benefitting from a beautiful rear garden and being sold with no chain!

In need of modernisation and briefly comprising a bay-fronted and generously sized lounge/diner with sliding doors leading to the conservatory and a separate kitchen.

The first floor incorporates three generously sized bedrooms and the shower room.

Benefitting from a driveway providing off road parking for two/three cars, a larger than average rear garden and a garage. Must be viewed!

# **Approach**

Via Driveway.

#### **Entrance Porch**

With a door leading to:

## **Entrance Hallway**

Comprising stairs rising to the first floor, a radiator and doors to the lounge/dining room and the kitchen.

# **Lounge/Dining Room**

23' 5" max x 10' 9" max ( 7.14m max x 3.28m max )

Generously spacious, light and airy bayfronted lounge/dining room comprising two radiators, a double glazed window to front elevation and sliding to the Conservatory.

# Conservatory

13' 6" max x 7' 9" max ( 4.11m max x 2.36m max )

Benefitting from built-in storage and doors leading to the rear garden and downstairs W/C.

#### Downstairs W/C

Fitted with a low level W/C and a double glazed window to rear elevation.

#### Kitchen

8' 4" max x 5' 5" max ( 2.54m max x 1.65m max )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is space for appliances to include a cooker, washing machine and fridge/freezer. Benefitting from a pantry cupboard, a window to rear elevation and a door to side elevation.

## First Floor Landing

The stairs lead from the hallway with doors to all bedrooms and the shower room.

#### **Bedroom One**

13' 2" max x 9' 4" max ( 4.01m max x 2.84m max )

Double bedroom having built-in wardrobes, a radiator and a double glazed bay window to front elevation.

#### **Bedroom Two**

10' 6" max x 9' 4" max ( 3.20m max x 2.84m max )

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

#### **Bedroom Three**

8' 1" max x 6' 1" max ( 2.46m max x 1.85m max )

Housing the central heating boiler and comprising a radiator and a double glazed window to front elevation.

## **Shower Room**

Fitted with a three piece suite, comprising a wash hand basin, corner shower, low level W/C, fully tiled walls, a radiator and a double glazed window to rear elevation.

#### **Outside**

## Rear Garden

Generously sized and beautifully maintained garden being mainly laid to lawn and fence enclosed. Benefitting from a patio area, two Greenhouses, a shed, gated rear access and a access to the garage.

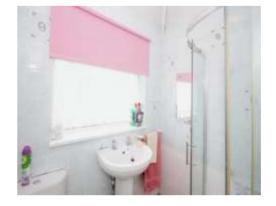
## **Parking**

Driveway to the front providing off road parking for two/three cars.

### Garage

Single garage with an up and over door.

















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EPC Rating: D



Tenure: Freehold



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