



Connells

Gresham Avenue
Leamington Spa



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 bay-fronted 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.









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.focalagent.com

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/SPA313134



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: SPA313134 - 0004