



Connells

George Street
Leamington Spa



Property Description

Located a short walk from Leamington Spa town centre and the train station sits this three bedroom terraced home offering an abundance of character and spacious accommodation throughout.

Available for sale with no onward chain whilst offering excellent potential.

The current seller has fitted a brand new kitchen and redecorated the property in June 2024.

In brief, this home comprises; ground floor with welcoming entrance hall, bay-fronted lounge, separate dining room, kitchen, cellar and downstairs family bathroom.

On the first floor there are three well-proportioned bedrooms.

Externally the property comprises a low maintenance courtyard garden with on street parking.

Entrance Hallway

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

Lounge

11' 5" max x 10' 10" max (3.48m max x 3.30m max)

Bay-fronted lounge, comprising a feature fire place, a radiator, laminate flooring and three bay sash windows to front elevation.

Dining Room

11' 8" max x 9' 10" max (3.56m max x 3.00m max)

Spacious dining room comprising a radiator, laminate flooring, double glazed French doors leading to the courtyard garden and a door to the inner hallway which gives access to the kitchen and steps down to the cellar.

Cellar

14' 2" max x 11' 3" max (4.32m max x 3.43m max)

There is a walk-in storage cupboard and an office space. Also comprising a radiator and a double glazed window to front elevation.

Kitchen

10' 2" min x 7' 8" max (3.10m min x 2.34m max)

Modern and newly fitted kitchen (2024) having wall and base units with complimentary work surfaces over and upstand, incorporating a one and a half bowl sink and drainer unit. There is an integrated electric oven and induction hob with cooker hood over, with space for a washing machine and space for a fridge/freezer. Housing the central heating boiler and comprising laminate flooring, a radiator, a double glazed window to side elevation and a door to the second inner hallway.

Inner Hallway

With doors to the bathroom and courtyard garden.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, partly tiled walls, laminate flooring, a radiator and a double glazed window to side elevation.

First Floor Landing

The stairs lead from the hallway having loft access and doors to all bedrooms.

Bedroom One

10' 10" max x 15' 1" max (3.30m max x 4.60m max)

Generous double bedroom comprising a built-in wardrobe, a built-in storage cupboard, a radiator and two double glazed sash windows to front elevation.

Bedroom Two

13' 4" max x 7' 10" max (4.06m max x 2.39m max)

Double bedroom benefitting from a feature fire place, a radiator and a double glazed window to rear elevation.

Bedroom Three

7' 8" max x 6' 8" max (2.34m max x 2.03m max)

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

Outside

Garden

Low maintenance courtyard garden being mainly laid to patio and gated rear access.









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

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Tenure: Freehold

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