



Connells

Southam Crescent
Lighthorne Heath Leamington Spa

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for sale
Offers Over
£230,000



Property Description

A fantastic opportunity to acquire this spacious three bedroom end-of-terrace home, located in the popular village of Lighthorne Heath.

Lovingly maintained by the current owner, the property briefly comprises; ground floor with welcoming entrance hallway, spacious lounge/dining room and kitchen with separate utility room.

To the first floor there are three well-proportioned bedrooms and the family bathroom.

Externally the property is set back behind the fore-garden with a generously sized lawned garden to the rear.

A Perfect choice as a first time buy or investment opportunity!

Approach

Via pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs storage space. Comprising a radiator, tiled flooring, a double glazed window to front elevation and doors to the lounge/dining room and the kitchen.

Lounge/Diner

11' 8" max x 23' 7" (3.56m max x 7.19m)

Generously sized, light and airy lounge/dining room. Benefitting from a log burning fire, a radiator, laminate flooring and two double glazed windows to rear elevation.

Kitchen

11' 1" x 8' 2" (3.38m x 2.49m)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and induction hob with cooker hood over, a built-in storage cupboard, vertical radiator, a double glazed window to front elevation and a door to the utility room.

Utility Room

13' 2" x 6' 6" (4.01m x 1.98m)

Fitted with wall and base units and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for a washing machine and space for a fridge/freezer. With doors to front and rear elevations.

First Floor Landing

The stairs lead from the hallway. There is a built-in airing cupboard, two double glazed windows to front elevation and doors to all bedrooms and the family bathroom.

Bedroom One

11' 9" max x 12' 6" (3.58m max x 3.81m)

Double bedroom benefitting from a built-in cupboard, a radiator, a double glazed window to rear elevation and access to the loft which is part-boarded.

Bedroom Two

9' x 10' (2.74m x 3.05m)

Double bedroom comprising a built-in storage cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Three

9' 7" x 7' 7" (2.92m x 2.31m)

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

Bathroom

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, bath with shower over, low level W/C, partly tiled walls, tiled flooring and double glazed windows to front and side elevations.

Outside

Rear Garden

Generously sided rear garden being mainly laid to lawn and fence enclosed. Comprising a patio area, mature trees and gated side access.

Parking

On street.

Agent's Note

Connells advised there is no gas to the property and consists of oil central heating to all rooms. For further info please contact the branch.









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

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EPC Rating: D

Tenure: Freehold

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