



Connells

Kennan Avenue
Leamington Spa



Property Description

Spacious three bedroom semi-detached property in a sought after location ideally positioned close to the town centre and train station. This property is being sold with no chain and would make an ideal investment or first time buy.

Briefly comprising a welcoming entrance hallway, a lounge and an open plan kitchen/dining room. On the first floor there are three bedrooms and the family bathroom. Externally there is off road parking and a generously sized rear garden.

Approach

Via driveway with pathway leading to the front door.

Entrance Hallway

With stairs rising to the first floor and a door to the lounge.

Lounge

12' 9" x 13' 2" (3.89m x 4.01m)

Generous, light and airy lounge benefitting from a built-in storage cupboard, laminate flooring, a double glazed window to front elevation and a door to the kitchen/diner.

Kitchen/Diner

9' 7" x 16' 2" (2.92m x 4.93m)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a Belfast sink. There is an integrated electric oven and electric hob with cooked hood over, space for a washing machine and space for a fridge/freezer. Comprising tiled flooring, a radiator and a double glazed window and door to rear elevation.



First Floor Landing

The stairs lead from the hallway. There is access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

13' x 9' 6" (3.96m x 2.90m)

Double bedroom benefitting from built-in storage, a radiator, laminate flooring and a double glazed window to front elevation.

Bedroom Two

13' 3" max x 8' max (4.04m max x 2.44m max)

Double bedroom benefitting from built-in storage, a radiator, laminate flooring and a double glazed window to rear elevation.

Bedroom Three

7' 9" x 9' 8" (2.36m x 2.95m)

Comprising a radiator, laminate flooring and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over and low level W/C. Comprising partly tiled walls, tiled flooring, heated towel rail and double glazed windows to front and rear elevations.

Outside

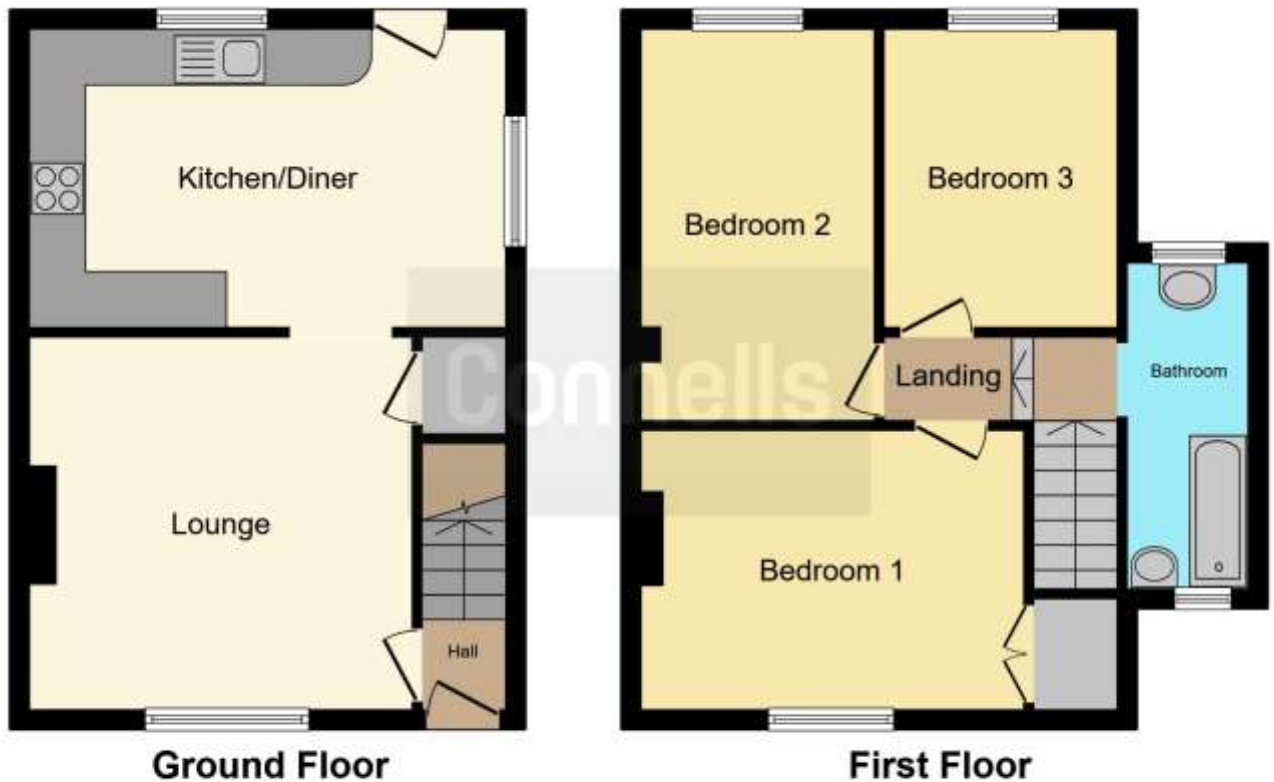
Rear Garden

Beautifully maintained and generous, South-facing garden being mainly laid to lawn and fence enclosed. Comprising a patio area and gated side access.

Parking

Driveway providing off road parking.





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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