



**Connells**

Emmott Drive  
Leamington Spa



### Property Description

Two bedroom mid-terraced property ideally situated, close to local amenities and schools as well as Asda Superstore.

Offering excellent potential whilst also being sold with no chain, this property would make an ideal choice for first time buyers or investors.

Having open plan lounge/dining area and a generously sized kitchen on the ground floor, whilst comprising two bedrooms and the family bathroom on the first floor.

Externally there is a low maintenance rear garden, as well as a garage to the back of the property with a parking space in front.

### Approach

Via front garden with a pathway leading to the front door.

### Lounge/Dining Room

22' 8" max x 12' 7" max ( 6.91m max x 3.84m max )

Spacious, bay-fronted lounge/dining room with stairs rising to the first floor and under stairs storage. Comprising a radiator, sliding patio doors leading to the rear garden and a door to the kitchen.

### Kitchen

10' 1" x 6' 6" ( 3.07m x 1.98m )

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. Providing space for appliances and comprising vinyl and a door to rear elevation.

## First Floor Landing

The stairs lead from the lounge/dining room. With doors to both bedrooms and the shower room.

## Bedroom One

12' 5" x 10' 10" max ( 3.78m x 3.30m max )

Double bedroom having two built-in storage cupboards, a radiator and a double glazed window to front elevation.

## Bedroom Two

8' 9" x 8' 4" ( 2.67m x 2.54m )

Double bedroom comprising a radiators and a double glazed window to rear elevation.

## Shower Room

Fitted with a three piece suite to include; a wash hand basin, a walk-in shower and low level W/C. Having partly tiled walls, vinyl flooring, a radiator and a double glazed window to rear elevation.

## Outside

### Rear Garden

Mainly laid to artificial grass and patio. The garden is fully fence enclosed with gated rear access.

### Garage

Single garage situated to the rear of the property. Connells advise an internal inspection of the garage is yet to be carried out.

### Parking

Having an allocated parking space in front of the garage. Situated at the rear of the property.





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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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