



Connells

Villiers Street
Leamington Spa



Property Description

PRIME NORTH LEAMINGTON LOCATION! This four bedroom, two reception room, semi-detached property is an ideal purchase to create a family home, or as an investment.

Being sold with NO CHAIN and having been thoughtfully extended, the property offers ample living space throughout.

The property comprises to the ground floor a welcoming entrance hallway, a spacious lounge, dining room, bedroom/study, downstairs shower room and extended kitchen. To the first floor there are three bedrooms, the family bathroom and a separate toilet.

Externally there is a generous rear garden and a driveway providing off-road parking for several cars.

Approach

Via driveway. With side access to the rear garden.

Entrance Porch

With a window to front and a door to;

Entrance Hallway

Welcoming entrance hallway with doors to the lounge, dining room, bedroom 4/study, kitchen/diner and the downstairs shower room.

Downstairs Shower Room

Fitted with a three piece suite to include; a wash hand basin, low level W/C, shower cubicle, partly tiled walls, vinyl flooring and an

extractor fan.

Living Room

16' x 8' 10" (4.88m x 2.69m)

Spacious, light and airy living room with a radiator and a double glazed window to front elevation.

Kitchen/Diner

19' 8" x 9' 6" (5.99m x 2.90m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is a freestanding electric oven with electric hob having cooker hood over and space for a washing machine, a tumble dryer and a fridge/freezer

Housing the central heating boiler and comprising vinyl flooring, a radiator, a double glazed window to rear and French doors to side leading to the garden.

Dining Room

13' 6" x 8' 10" min (4.11m x 2.69m min)

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

Bedroom/Study

17' 1" x 7' 9" (5.21m x 2.36m)

Window to front elevation.

First Floor Landing

The stairs lead from the hallway. With a built-in storage cupboard, a double glazed window to rear elevation and access to the loft.

Bedroom One

9' 5" x 12' 9" (2.87m x 3.89m)

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

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

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

Bedroom Three

9' 4" x 7' 8" (2.84m x 2.34m)

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

Bathroom

Fitted with a two piece suite to include a wash hand basin, bath with shower over, a radiator, extractor fan and a double glazed window to rear elevation.

Separate W/C

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed. Comprising a patio area, a shed and side access to the front of the

property.

Parking

Driveway providing off-road parking.

Agent's Note

Our sellers advise the property has been extended and the garage has been converted. Connells have not seen the relevant documents for the planning permission and building regulations relating to the extension/conversion. We advise potential buyers should make further enquiries and satisfy themselves in regards to the suitable use to the area of conversion.

The property currently has an HMO licence in place. The licence is not transferable between owners, it's essential for the new owner to make an application for their own HMO license immediately after taking over the ownership of the HMO.









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: C

Tenure: Freehold

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