



Connells

Forfield Place
Leamington Spa



Property Description

This charming mid-terraced 3-bedroom property in Leamington town centre offers a perfect blend of space and character in a prime location. The separate lounge, dining room, and kitchen provide distinct living areas for various activities. The three bedrooms and family bathroom on the first floor ensure a comfortable layout for living. The generously sized cellar presents an exciting opportunity for potential additional living space. With on-street parking and a low-maintenance garden, this property offers both convenience and ease of upkeep. It is a delightful home with plenty of potential for personalization and enjoyment in the heart of Leamington.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, a double glazed window to side elevation and built-in cupboard housing the central heating boiler, whilst also providing space for a washing machine. With doors to lounge, dining room and kitchen.

Lounge

14' 9" into bay x 14' 3" max (4.50m into bay x 4.34m max)
Bay-fronted, spacious lounge. Having an electric fire place and a radiator.

Dining Room

12' 7" x 12' 4" max (3.84m x 3.76m max)
Comprising a radiator and a double glazed window to rear elevation.

Kitchen

19' 8" max x 12' 8" max (5.99m max x 3.86m max)
Fitted with a range of 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 electric oven, gas hob?? with cooker hood over and space for a washing machine and fridge/freezer. Comprising a radiator, tiled flooring, double

glazed windows to side and rear elevations and a door to rear elevation.

First Floor Landing

The stairs lead from the hallway. There is a radiator, loft access via hatch and doors to all bedrooms, the shower room.

Bedroom One

18' 9" into bay x 15' 3" max (5.71m into bay x 4.65m max)
Generously sized bay-fronted double bedroom comprising a radiator and an additional double glazed window to front elevation.

Bedroom Two

12' 7" max x 12' 5" max (3.84m max x 3.78m max)
Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Three

11' 9" max x 9' 5" max (3.58m max x 2.87m max)
Double bedroom bedroom comprising built-in storage and shelving, a radiator and a double glazed window to side elevation.

Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle and low level W/C. Having a chrome heated towel rail, ceiling spotlights, partly tiled walls, laminate flooring and a double glazed window to rear elevation.

Outside

Rear Garden

Low maintenance courtyard garden, laid to hard paving with a shed and gated rear access.

Cellar

Two chamber cellar.

Parking

On street.





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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