



**Connells**

Rugby Road  
Leamington Spa



## Property Description

Two bedroom mid-terraced set in an ideal location, close to local amenities and walking distance to the town centre! Ideal for first time buyers or investors, this property is being sold with no onward chain and has been lovingly maintained by the current owners.

The ground floor offers a modern open plan living/kitchen/diner, with access to the downstairs bathroom. Having stairs leading to the first floor and to the converted cellar/cinema area.

To the first floor there are two double bedrooms. There is a well maintained courtyard garden and on street parking.

## Open Plan Lounge/Kitchen/Diner

20' 5" x 11' 5" ( 6.22m x 3.48m )

## Lounge/Dining Area

Light and airy lounge/dining area, having a brick feature wall, a radiator, laminate flooring and a double glazed window to front elevation.

## Kitchen Area

Fitted with wall and base units with complimentary work surfaces over to the splash back areas, incorporating a sink and drainer unit and a breakfast bar. Integrated appliances to include; an electric oven, gas hob with cooker hood over, a slimline dishwasher with space for a fridge/freezer.

Comprising laminate flooring and a radiator, with a double glazed window to rear elevation, a door with stairs leading down to the cellar/cinema area, a door to the

bathroom and stairs rising to the first floor.

## Bathroom

Fitted with a modern three piece suite, comprising a wash hand basin, bath with shower over, low level W/c, partly tiled walls, tiled flooring and a double glazed window to rear elevation.

## Cellar/Cinema Area

18' 5" x 10' 7" ( 5.61m x 3.23m )

Impressive cinema/snug area having laminate flooring, ceiling spotlights and a radiator and double glazed window.



## First Floor Landing

The stairs lead from the kitchen, with doors to both bedrooms.

## Bedroom One

10' 6" x 11' 6" ( 3.20m x 3.51m )

Double bedroom comprising a radiator and a double glazed window to front elevation.

## Bedroom Two

9' 7" x 8' 7" ( 2.92m x 2.62m )

Double bedroom with storage over the stair bulkhead, a radiator and a double glazed window to rear elevation.

## Outside

## Rear Garden

Well-maintained courtyard garden being mainly laid to hard paving and wall enclosed. Having a pebbled area and gated rear access.

## Parking

On street.











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**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

**EPC Rating: C**

Tenure: Freehold

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Property Ref: SPA312595 - 0005