



**Connells**

Hurley Close  
Leamington Spa





## Property Description

Beautifully presented three bedroom semi-detached home positioned in heart of Leamington Spa. Having shops, bars, restaurants and amenities at your door step, this would make a great choice for anyone looking for town centre living!

Offering spacious living accommodation throughout, in brief this property comprises; spacious lounge, separate dining room and kitchen on the ground floor.

The first floor comprises three good size bedrooms, the family bathroom and separate W/C.

Benefitting from a driveway to the rear as well as front and rear gardens.

## Approach

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

## Entrance

Comprising laminate flooring and a door leading to the lounge/dining room.

## Lounge

20' 8" max x 10' 9" max ( 6.30m max x 3.28m max )

Light and airy lounge/dining room. Having a log burning fire, a radiator, half bay window to front elevation and a door to the kitchen.

## Kitchen

13' 9" max x 12' 9" max ( 4.19m max x 3.89m max )

Fitted with 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 integrated double electric oven and gas hob with cooker hood over, with space for a washing machine, space for a dishwasher and space for a fridge/freezer. Comprising ceiling spotlights, Karndean flooring and built-in storage.

Having stairs rising to the first floor, a double glazed window to rear and doors leading to the rear garden and dining room.

## Dining Room

15' 7" x 7' 7" ( 4.75m x 2.31m )

Converted garage now used as a dining room. Comprising Karndean flooring, a radiator and a double glazed window to rear elevation.

## First Floor Landing

The stairs lead from the kitchen. Having a double glazed window to side elevation, access to the fully boarded loft via a ladder. With doors to all bedrooms, the bathroom and separate W/C.

## Bedroom One

14' 5" max x 9' 7" max ( 4.39m max x 2.92m max )

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

## Bedroom Two

10' 8" x 10' 10" ( 3.25m x 3.30m )

Double bedroom having fitted wardrobes, a radiator and a double glazed window to front elevation.

## Bedroom Three

10' 4" x 9' 7" max ( 3.15m x 2.92m max )

Double bedroom having a fitted wardrobe, a radiator 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 a low level W/C. Having partly tiled walls, tiled flooring and a double glazed window to rear elevation.

## Separate W/C

Fitted with a wash hand basin and low level W/C. Comprising tiled flooring and a double glazed window to rear elevation.

## Outside

### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence and wall enclosed. Comprising a patio area and driveway.

### Parking

Driveway to the rear of the property providing off road parking.

### Agent's Note

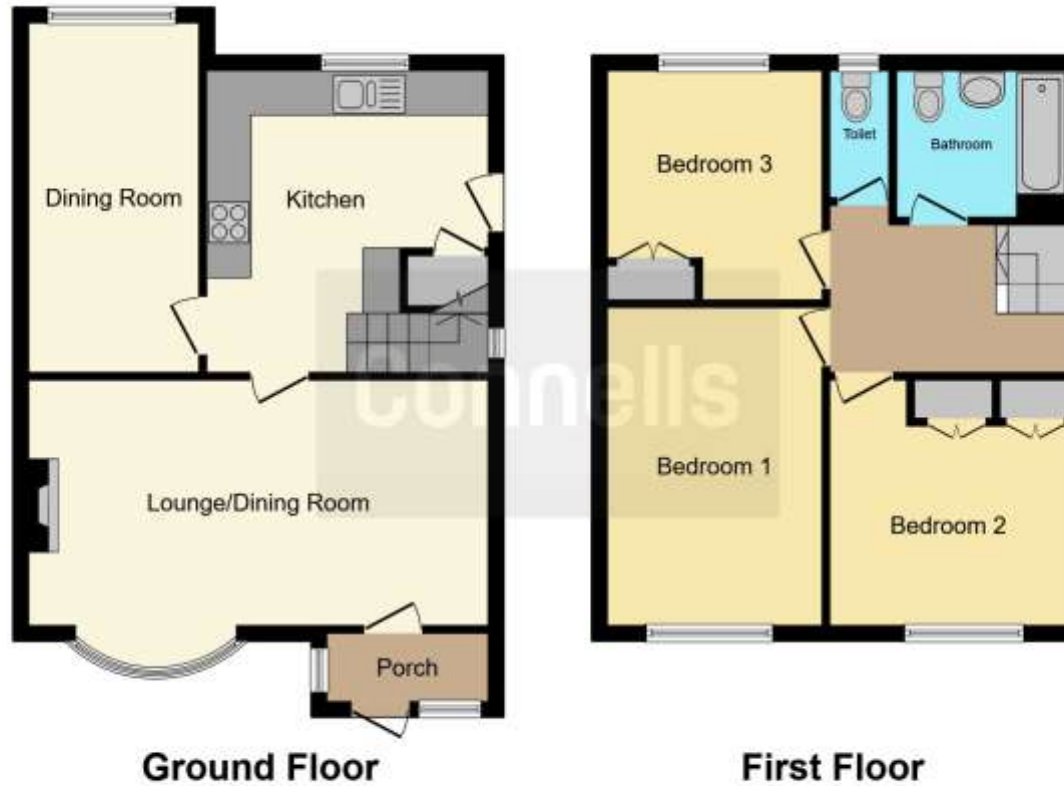
We have been advised by our vendors that the garage was converted into a dining room. Connells do not hold the relevant documents for the planning permission and building regulations relating to the conversion on file, however further details can be made available upon request. We advise potential buyers should make further enquiries and satisfy themselves in regards to the suitable use to the area of conversion.











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)

To view this property please contact Connells on

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

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

**EPC Rating: Awaited**

Tenure: Freehold

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