



Connells

Campion Terrace
Leamington Spa



Property Description

Three bedroom DETACHED FAMILY HOME set in an ideal location in North Leamington Spa on a very sought after tree lined road, within walking distance to the town centre.

In need of some modernisation and available for sale with NO ONWARD CHAIN, this home offers excellent potential.

Briefly comprising a welcoming entrance hallway with a downstairs cloakroom, spacious bay-fronted lounge/dining room and a separate kitchen. To the first floor there are three double bedrooms with stairs to the loft space which could be used as an extra bedroom or office space.

Externally there is a well maintained courtyard garden as well as a garage.

Approach

Via pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to the lounge/dining room, kitchen and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, low level WC and a window to side elevation.

Lounge/Dining Room

28' 2" into bay x 9' 5" max (8.59m into bay x 2.87m max)

Generously sized, dual aspect lounge/dining room. Light and airy throughout and comprising a feature fire place, two radiators, a double glazed bay window to front elevation and double glazed French doors leading to the courtyard garden.

Kitchen

15' 5" max x 7' 4" (4.70m max x 2.24m)

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 eye-level double electric oven, induction hob with cooker hood over, space for a washing machine and space for a fridge/freezer. The central heating boiler is situated in kitchen, comprising laminate flooring, a double glazed window to rear elevation and a door to side.

First Floor Landing

The stairs lead from the hallway. Comprising a storage cupboard and doors to bedrooms one, two and three as well as the family bathroom.

Bedroom One

13' 9" min x 9' 5" max (4.19m min x 2.87m max)

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

Bedroom Two

11' 3" max x 9' 5" max (3.43m max x 2.87m max)

Double bedroom, comprising laminate flooring, a radiator and a double glazed window to rear elevation.

Bedroom Three

13' 1" x 7' 4" (3.99m x 2.24m)

Double bedroom comprising laminate flooring, a radiator, a double glazed window to rear elevation and stairs leading to the loft space.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, bath with mixer taps, low level WC, partly tiled walls, laminate flooring, a radiator and a double glazed window to front elevation.

Loft Space

15' 6" Restricted head height x 15' 5" (4.72m Restricted head height x 4.70m)

Benefitting from storage into the eaves and two skylights to rear elevation.

Outside

Courtyard Garden

Private, low maintenance courtyard garden. Comprising a door to the garage.

Garage

Single garage situated to the rear of the property with an up and over door.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

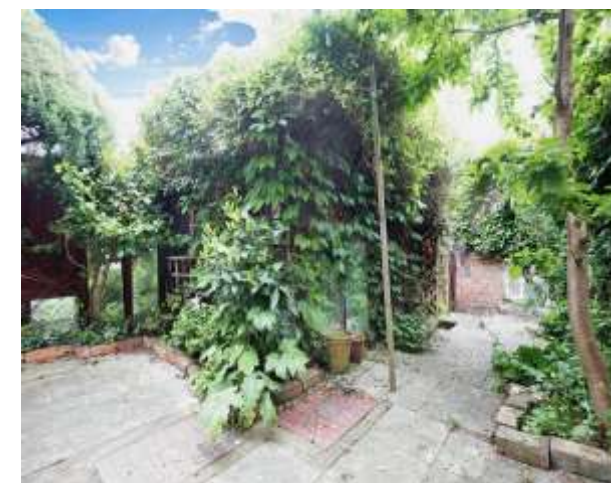
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Tenure: Freehold



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