



**Connells**

Buckley Road  
Leamington Spa





### Property Description

A beautifully presented mid-terraced family home, situated to the north-east of Leamington Spa town centre. The property is accessed via a welcoming entrance hall, which passes the downstairs WC and the living room at the front of the property, then leads to the kitchen diner, spanning the full width of the property at the rear. The first-floor houses three well-proportioned bedrooms and a beautifully refitted family bathroom. Outside at the front there is an enclosed fore garden and an outside storage cupboard, whilst at the rear there is a low maintenance garden being laid to decking, with a block paved driveway position behind, offering off-street parking for at least two cars.

### Approach

Via steps down to the enclosed fore garden, with a door to the outside storage cupboard and the front door.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a built-in storage cupboard, a radiator, laminate flooring and doors to the lounge, kitchen and downstairs W/C.

### Downstairs W/C

Fitted with a wash hand basin, low level W/C and laminate flooring.

### Lounge

12' 1" x 11' 2" ( 3.68m x 3.40m )  
Spacious light and airy lounge benefitting from built-in storage, a radiator and a double glazed window to front elevation.

### Kitchen/Diner

17' 7" x 12' 1" ( 5.36m x 3.68m )  
Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliance include; an electric oven, gas hob with cooker hood over, a slimline dishwasher, a washing machine and a fridge/freezer.

Housing the central heating boiler and comprising ceiling spotlights, a vertical radiator, built-in storage, laminate flooring and a double glazed window to rear elevation.

## First Floor Landing

The stairs lead from the hallway. There is built-in storage, a radiator, access to loft via hatch and doors to all bedroom and the family bathroom.

## Bedroom One

12' 7" min x 8' 10" min ( 3.84m min x 2.69m min )

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

## Bedroom Two

11' 5" x 8' 9" ( 3.48m x 2.67m )

Double bedroom having a radiator and a double glazed window to rear elevation.

## Bedroom Three

9' 2" x 8' 5" ( 2.79m x 2.57m )

Comprising built-in storage, a radiator and a double glazed window to front elevation.

## Bathroom

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

## Outside

### Rear Garden

The rear garden is laid to decking, with outside lighting, an outside tap and a double electric socket, whilst being enclosed within timber fencing. A pedestrian access opens onto the driveway, which is positioned at the rear of the plot and is accessible from Dudley Green. This comfortably provides off-street parking for at least two cars.

### Parking

Parking to the rear of the property.





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: C**

**view this property online [connells.co.uk/Property/SPA313668](http://connells.co.uk/Property/SPA313668)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA313668 - 0002