

Connells

Campion Green Leamington Spa







Property Description

Ideally located within easy reach of Leamington Spa town centre is this immaculately presented three bedroom semidetached home, being sold with no onward chain. Offering spacious accommodation throughout beginning with a welcoming entrance hall, lounge, separate dining room and modern kitchen. To the first floor there are three bedrooms and the family bathroom. Externally the property benefits from a lawned rear garden with a garage to the rear.

Approach

The property is set back from the road behind the lawned fore garden with a pathway to the front door ad gated side access.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. With doors to the lounge, dining room and kitchen.

Lounge

12' 5" into bay x 11' 11" max into alcove (3.78m into bay x 3.63m max into alcove) Light and airy bay-fronted lounge. Comprising picture rails, a television point and a radiator.

Dining Room

10' 11" max x 13' 5" (3.33m max x 4.09m) Comprising a feature fire place, picture rails, a radiator and patio doors leading to the rear garden.

Kitchen

8' 7" x 6' 6" (2.62m x 1.98m)

Fitted with wall and base units with complementary work surfaces over and tiling to splash back areas, incorporating a stainless steel sink drainer unit. Comprising plumbing for washing machine and space for fridge freezer, a radiator, a double glazed window and door to side elevation.

Utility Cupboard

Fitted with work surface, housing the central heating boiler and providing space for a washing machine and a window to side elevation.

First Floor Landing

The stairs lead from the hallway. There is loft access, a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One

12' 11" max into bay x 11' 11" max into alcove (3.94m max into bay x 3.63m max into alcove

Bay-fronted double bedroom benefitting from a fitted cupboard, picture rails and a radiator.

Bedroom Two

13' 5" \times 10' 11" max into alcove (4.09m \times 3.33m max into alcove)

Generously sized double bedroom comprising picture rails, a radiator and a double glazed window to rear elevation.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

Comprising a radiator and a double glazed window to rear elevation.

Bathroom

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

Outside

Rear Garden

Well-maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio areas and planted borders with steps leading down to the garage and gated rear access.

Garage

Located to the rear of the property with up and over door. Our seller has advised the garage is a double garage. Connells are yet to measure and inspect the garage. Further details to follow.

Agent's Note

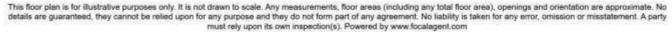
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps

and advise you accordingly.









To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SPA313395





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.

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