



Connells

Campion Green
Leamington Spa



Property Description

Ideally located within easy reach of Leamington Spa town centre is this immaculately presented three bedroom semi-detached 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 and 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" x 10' 11" max into alcove (4.09m x 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.





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



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EPC Rating: D

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

Tenure: Freehold



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