



Connells

Gresham Avenue
Leamington Spa



Property Description

Located in the sought after area of North Leamington Spa and offering easy access into the town centre is this three bedroom semi-detached home. Being sold with no onward chain, the property offers spacious accommodation throughout beginning with a welcoming entrance hallway, downstairs cloakroom, generous lounge and separate kitchen dining room.

To the first floor there are three bedrooms, two doubles and a good size single, as well as the family bathroom.

Outside the property benefits from a private lawned rear garden.

Approach

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

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Having a built-in storage cupboard, a radiator and doors to the cloakroom, lounge and kitchen dining room.

Downstairs W/C

Fitted with a wash hand basin, low level W/C and a double glazed window to front elevation.

Lounge

14' 11" x 11' 4" (4.55m x 3.45m)

Spacious, light and airy lounge comprising a radiator and a double glazed floor to ceiling window to front elevation.

Kitchen/Diner

11' 4" max x 17' 7" (3.45m max x 5.36m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising two built-in storage cupboards, a radiator, a double glazed window to rear elevation and French doors leading to the garden.

First Floor Landing

The stairs lead from the hallway. There is access to the loft, and an airing cupboard housing the central heating boiler. With doors to all bedrooms and the family bathroom.

Bedroom One

8' 5" plus door recess x 14' 10" (2.57m plus door recess x 4.52m)

Spacious double bedroom having a built-in wardrobe, a radiator and a double glazed window to front elevation.

Bedroom Two

11' 6" x 11' 1" max (3.51m x 3.38m max)

Double bedroom having a built-in wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Three

11' 8" x 8' 9" (3.56m x 2.67m)

Double bedroom having a cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having fully tiled walls, a fitted towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed. Having a patio area and gated side access.

Parking

On street parking available.





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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Tenure: Freehold



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