



Connells

Burgundy Gardens
Leamington Spa

Burgundy Gardens Leamington Spa CV31 1BD

for sale
Offers Over
£280,000



Property Description

Sought after location within Millpool Meadows this two double bedroom terrace home is set within a cul-de-sac and offers spacious accommodation throughout and still benefits from its NHBC warranty. Lovingly maintained by the current owners the property comprises, entrance hallway, spacious lounge, kitchen dining room, downstairs cloakroom. To the first floor there are two double bedrooms the master benefitting from en-suite shower room as well as the family bathroom.

Externally the property benefits from a private driveway for two cars while to the rear is the landscaped garden.

The property is ideally positioned within access to schools in both Sydenham and Whitnash.

Entrance Hallway

With stairs rising to the first floor and a door to the lounge.

Lounge

17' 5" x 9' 7" (5.31m x 2.92m)

Generously sized, light and airy lounge, having a built-in under stairs storage cupboard with space for a dryer, a radiator, a double glazed window to front elevation and double doors leading to the kitchen/diner.

Kitchen/Diner

13' 10" max x 10' 2" max (4.22m max x 3.10m max)

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over in addition to newly fitted washing machine fridge freezer and recently fitted Bosch 6 series dish washer (less than an year old). Housing the central heating boiler and comprising a radiator, a double glazed window to rear elevation, French doors leading to the garden and a door to the downstairs cloakroom.

Downstairs Cloakroom

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

First Floor

Landing

The stairs lead from the hallway. There is a radiator, access to the partly boarded loft via a ladder and doors to both bedrooms and the family bathroom.

Bedroom One

11' 7" max x 9' 7" max (3.53m max x 2.92m max)

Double bedroom comprising a radiator, two fitted wardrobes, a double glazed window to the front elevation and a door to;

En-Suite Shower Room

Fitted with a three piece suite, comprising a wash hand basin, a shower cubicle and a low level W/C. Having partly tiled walls, a heated towel rail and a double glazed window to front elevation.

Bedroom Two

13' 2" max x 9' 8" max (4.01m max x 2.95m max)

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

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, a bath with mixer taps and shower over and a low level W/C. Having partly tiled walls and a heated towel rail.

Outside

Front Of The Property

Well-maintained front garden being mainly laid to lawn.

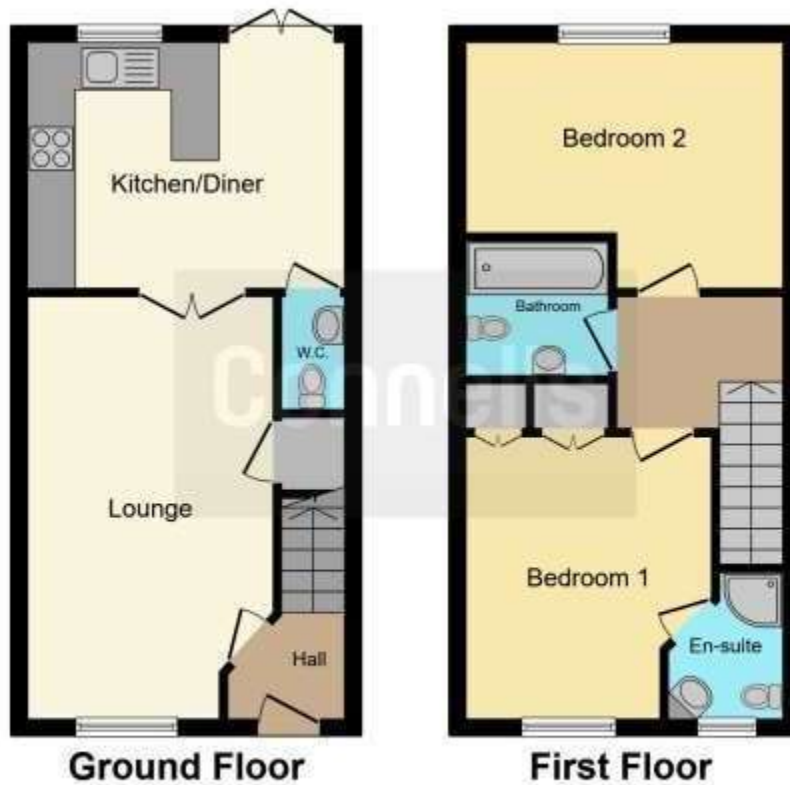
Rear Garden

Landscaped rear garden being mainly laid to lawn with patio area and planted borders.

Parking

Driveway to the front of the property for two cars.





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: B

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Tenure: Freehold



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