



Briar Close Leamington Spa CV32 7RE

for sale offers over
£280,000



Property Description

Open day Saturday 3rd May 13:00 to 14:00 -
Viewing by appointment only!

Ideally located within easy reach of the Leamington Spa town centre is this three bedroom semi-detached home offers spacious accommodation throughout. Offered for sale with no onward chain and comprising, entrance hallway, lounge, dining room and kitchen. To the first floor there are two double bedrooms, a third single bedroom and the family bathroom.

Externally the property benefits from a driveway to the front for two cars while to the rear you will be the beautiful and generous rear garden.

Approach

The property is set back from the road behind the driveway with a pathway to the front entrance and gated side access.

Entrance Hallway

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

Lounge

11' 8" x 17' 1" (3.56m x 5.21m)

Generously sized, light and airy lounge, having a wall-mounted fire, an under stairs storage cupboard, a radiator, a double glazed window to front elevation and a door to the dining room.

Dining Room

8' 6" max x 12' 3" (2.59m max x 3.73m)

Comprising double opening outward doors leading to the garden and open access into the kitchen.

Kitchen

8' 5" x 7' 10" (2.57m x 2.39m)

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 whilst housing the central heating boiler. Comprising a double glazed window to rear elevation.

First Floor

Landing

The stairs lead from the entrance hallway. Having a built-in cupboard, a radiator and loft access. With doors to all bedrooms and the family bathroom.

Bedroom One

12' 10" plus door recess x 8' 6" (3.91m plus door recess x 2.59m)

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

Bedroom Two

11' 8" x 10' 2" plus door recess (3.56m x 3.10m plus door recess)

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

Bedroom Three

6' 11" max over stair bulkhead x 9' 10" (2.11m max over stair bulkhead x 3.00m)

Having a radiator and a double glazed window to front elevation

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Generously sized private garden, being laid to lawn and fence enclosed. Comprising a patio area and planted borders.

Driveway









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: C

Tenure: Freehold

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