

Connells

Briar Close Leamington Spa

## 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 Learnington 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 is 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









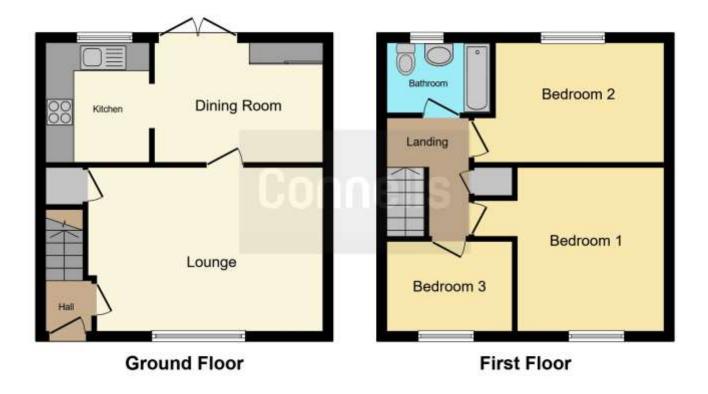








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EPC Rating: C

Tenure: Freehold





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