



**Connells**

St. Brides Close  
Leamington Spa



# St. Brides Close Leamington Spa CV31 1NX

for sale offers over  
**£325,000**



## Property Description

The property comprises three good-sized bedrooms, ideal for family living or home-working flexibility. The ground floor features two spacious reception rooms, providing separate areas for dining and relaxation, as well as potential to reconfigure to suit modern lifestyles.

To the rear, there is a low maintenance paved patio area with direct access to the garage and a gate providing rear access.

Located within easy reach of Leamington Spa's vibrant town centre, excellent schools, local amenities, and transport links being offered with no onward chain.

## Approach

Via a public pathway with mature shrubs and a path leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs cupboard. Comprising a radiator and doors to lounge, cloakroom & kitchen.

## Downstairs Cloakroom

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

## Lounge

11' 6" x 14' 9" ( 3.51m x 4.50m )

Spacious, light and airy lounge having a radiator, a television point and a double glazed window to front elevation.

## Dining Room

9' 9" x 8' 9" ( 2.97m x 2.67m )

Having sliding patio doors leading to the garden and opening into the kitchen.

## Kitchen

9' 9" x 10' 2" ( 2.97m x 3.10m )

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 appliance and comprising a double glazed window to rear elevation and a door leading into the utility room.

## Utility

4' 6" x 8' 1" ( 1.37m x 2.46m )

Housing the central heating boiler and a door leading into the rear garden.

## First Floor

### Landing

The stairs lead from the hallway. Comprising an airing cupboard and doors to all bedrooms and the family bathroom.

### Bedroom One

11' 5" x 12' 9" ( 3.48m x 3.89m )

Double bedroom benefitting from built-in wardrobes, a radiator, laminate flooring and a double glazed window to front elevation.

### Bedroom Two

9' 9" x 11' 4" ( 2.97m x 3.45m )

Double bedroom benefitting from built-in wardrobes, a radiator, laminate flooring and a double glazed window to rear elevation.

### Bedroom Three

10' x 7' 9" ( 3.05m x 2.36m )

Double bedroom having a radiator, laminate flooring 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 fully tiled walls, a heated towel rail and a double glazed window to front elevation.

## Outside

### Rear Garden

Having a paved patio area with a complimentary door leading into the garage and a gate leading to the rear.

### Parking

Situated to the rear of the property, providing parking for one car.

### Garage

20' 1" x 10' 2" ( 6.12m x 3.10m )

Having an up and over door.





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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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