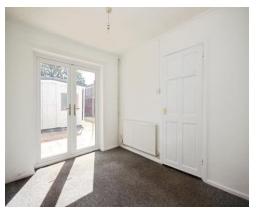


Connells

St. Brides Close Leamington Spa







# **Property Description**

The property comprises three good-sized bedrooms, ideal for family living or homeworking 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 Learnington 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

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EPC Rating: C Council Tax Band: C

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Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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