



Connells

Edmondscode Road
Leamington Spa



Property Description

Ideally located within easy reach of the Leamington Spa town centre and local amenities is this modern two double bedroom linked semi-detached home. This property would make an ideal first time purchase or investment and offers spacious modern accommodation throughout beginning with a welcoming entrance hall, downstairs cloakroom, kitchen and lounge dining room. To the first floor are two double bedrooms and the family bathroom.

Externally the property benefits from a driveway for two cars and a low maintenance rear garden with built-in BBQ.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, an under stairs storage cupboard and additional full size storage cupboard. Comprising a radiator and doors to the kitchen and lounge diner.

Downstairs Cloakroom

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

Lounge Diner

10' 10" x 11' 7" (3.30m x 3.53m)

Spacious lounge having a radiator and French doors leading to the garden.

Kitchen

7' 6" max x 11' 3" (2.29m max x 3.43m)

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. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a dishwasher and a fridge/freezer. Comprising a radiator and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway. Having a double glazed window to side elevation, loft access and space for a washing machine on the stair bulkhead.

Bedroom One

13' 4" x 10' 11" (4.06m x 3.33m)

Double bedroom having ceiling spotlights, a radiator and a double glazed window to rear elevation.

Bedroom Two

13' 4" x 7' 7" (4.06m x 2.31m)

Double bedroom having ceiling spotlights, a radiator and a double glazed window to front elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a shaver point, ceiling spotlights and a heated towel rail.

Outside

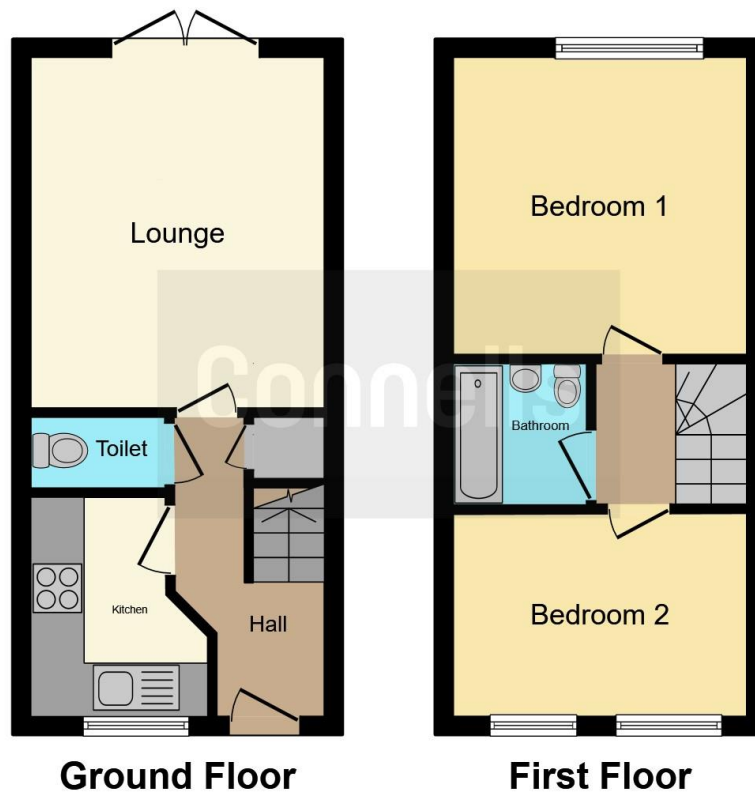
Rear Garden

Well maintained low maintenance garden, being mainly laid to astro turf and fence enclosed. Comprising a patio area, built-in BBQ and gated side shared pathway.

Parking

Driveway to the front, providing off road parking.





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

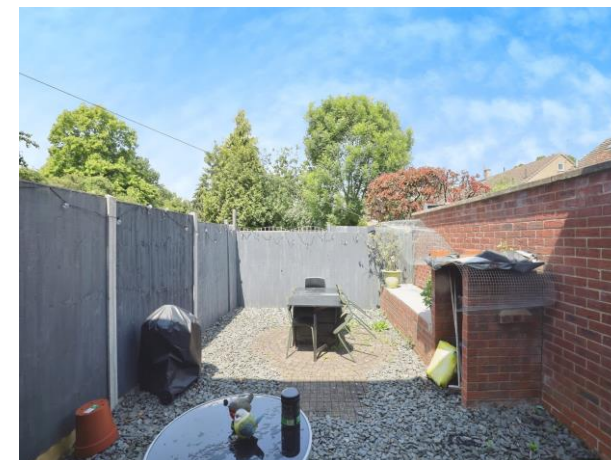
To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/SPA314310



Tenure: Freehold



1. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314310 - 0003