



Connells

Mason Avenue
Leamington Spa

Mason Avenue Leamington Spa CV32 7PF

for sale offers over
£290,000



Property Description

Ideally located within easy reach of the town centre and local amenities is this spacious three bedroom semi-detached home. Offering modern accommodation throughout and thoughtfully updated by the current owners beginning with a welcoming entrance hallway, lounge and kitchen dining room. To the first floor there are two double bedrooms and a third single as well as the modern family bathroom.

Externally the property is set back behind the low maintenance fore garden while to the rear is a generous lawned garden. There is potential to extend/expand the property, subject to planning permission.

Approach

The property is set back from the road behind the low maintenance fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a double glazed window to front elevation and double doors leading to the lounge.

Lounge

16' 5" x 10' 9" max (5.00m x 3.28m max)

Spacious, light and airy lounge having sliding patio doors leading to the garden and a door to the kitchen diner.

Kitchen/Diner

19' 9" x 9' 2" max (6.02m x 2.79m max)

Modern kitchen fitted with wall and base units and 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 washing machine, a dishwasher and a fridge/freezer. Comprising a radiator, a pantry cupboard and double glazed windows to the front and rear elevation.

First Floor

Landing

The stairs lead from the hallway. There is access to the loft which houses the gas central heating boiler. With doors to all bedrooms and the main family bathroom.

Bedroom One

11' 6" x 8' 7" to wardrobes (3.51m x 2.62m to wardrobes)

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

Bedroom Two

12' 7" max x 8' 10" max (3.84m max x 2.69m max)

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

Bedroom Three

6' 2" x 11' 9" max (1.88m x 3.58m max)

Comprising a radiator and a double glazed window to front elevation.

Bathroom

Modern three piece suite, fitted with a wash hand basin with vanity unit, bath with mixer taps and rainfall shower over and a low level W/C. Having partly tiled walls, a built-in cupboard and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully presented, generous rear garden. Being mainly laid to lawn with gravel and patio area and fence enclosed.

Parking

On street.

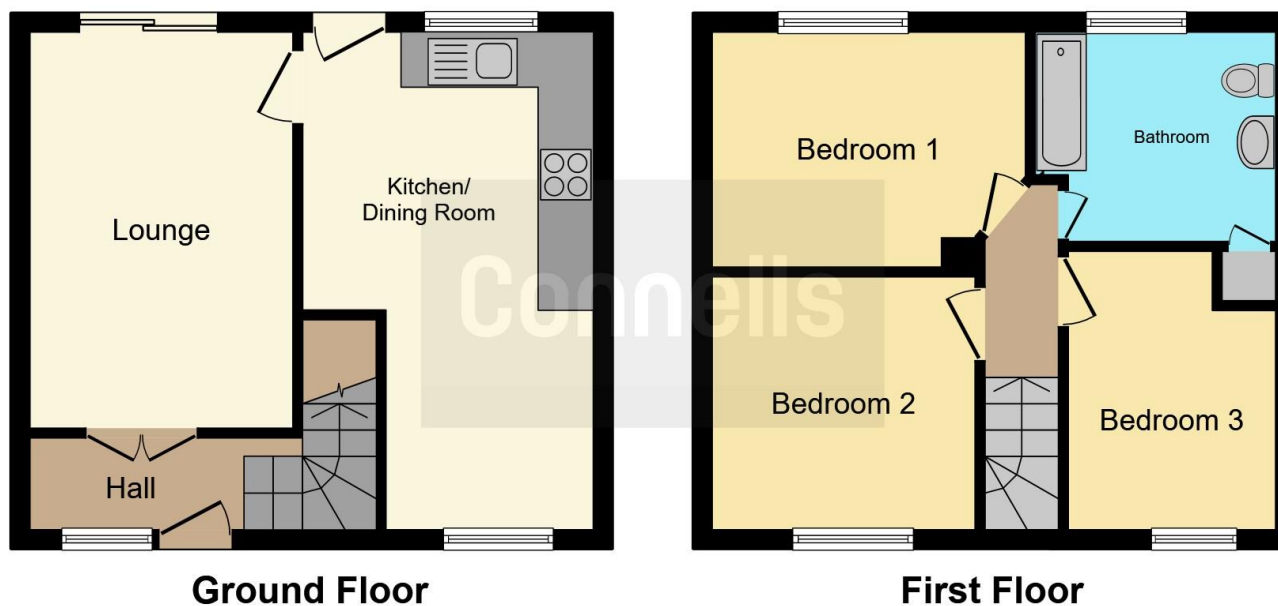
Agent's Note

The property is of non-standard construction. It should be noted that this form of construction is not classed as defective under the Housing Defects Act 1984. Please enquire with the branch for further details. The property benefits from solar panels which are leased. Our sellers advise that there are no charges payable and that the panels do not automatically transfer to potential purchasers. Further details available upon request.









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

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7-8 Euston Place
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314294



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