



Connells

Forfield Place
Leamington Spa

Forfield Place Leamington Spa CV31 1HQ

for sale offers over
£475,000



Property Description

An exciting opportunity to acquire this spacious three bedroom end terrace property. The property is located within walking distance to the vibrant town centre and offering a versatile layout making it ideal for investors or buyers looking to create a bespoke family home.

The current layout comprises spacious entrance hall, two reception rooms, kitchen dining room and downstairs cloakroom. To the first floor the property offers three double bedrooms the master with an ensuite shower as well as the separate cloakroom.

Outside the property benefits from off road parking for two cars as well as a walled courtyard garden perfect for relaxing or entertaining.

Entrance Hallway

10' 2" x 10' 6" (3.10m x 3.20m)

With stairs up to the first floor and incorporating a radiator, double glazed windows to front and side elevations, with a door to the cloakroom, dining room and lounge.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a double glazed window to rear elevation. Housing the central heating boiler.

Lounge

10' 11" max x 10' 5" (3.33m max x 3.17m)

Spacious, light and airy lounge consisting of picture rails, a radiator and a double glazed

window to front elevation.

Dining Room

10' 11" max x 10' 5" (3.33m max x 3.17m)

Having a radiator, two double glazed windows to front elevation and an archway to the inner hallway.

Inner Hallway

Having a radiator, French doors to the side elevation and doors to the kitchen and cellar.

Kitchen/Diner

14' 1" x 11' 11" (4.29m x 3.63m)

Fitted with wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising two radiators and a double glazed window to side elevation.

First Floor

Landing

The stairs lead from the hallway. With a radiator, a double glazed window to side elevation and doors to all bedrooms and the separate W/C.

Bedroom One

15' 9" max x 10' 6" (4.80m max x 3.20m)

Double bedroom with a radiator, a double glazed window to front elevation and a door to;

En-Suite

Two piece suite, fitted with a wash hand basin with vanity unit and shower cubicle. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Bedroom Two

17' 1" x 14' 4" (5.21m x 4.37m)

Double bedroom consisting of a radiator and two double glazed windows to side elevation.

Bedroom Three

10' 11" x 8' 7" (3.33m x 2.62m)

Double bedroom with a radiator and two double glazed windows to side elevation.

Separate W/C

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

Outside

Garden

Low maintenance walled courtyard garden with gates to the front.

Parking

Driveway to the front of the property, providing off road parking for two cars.

Agent's Note

The Council Tax band is noted as deleted as the property was previously held on a commercial rates status. Please enquire with Branch for further details.









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: D Council Tax
 Band: Deleted

Tenure: Freehold

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