



**Connells**

Old Milverton Road  
Leamington Spa

# Old Milverton Road Leamington Spa CV32 6AY

for sale offers over  
**£300,000**



## Property Description

Modern two double bedroom mid terrace home within the sought after area of Milverton - Built in 2019

This beautifully presented two double bedroom mid terrace home, offers spacious, modern living with the added comfort of fitted air conditioning, the efficiency of owned solar panels and is ideally located with easy access to both Leamington Spa and Warwick town centres.

The ground floor features a welcoming entrance hallway leading to a stylish, contemporary kitchen, a generous lounge dining area perfect for relaxing or entertaining and a convenient cloakroom.

Upstairs you will find two well proportioned double bedrooms and a modern family bathroom, all finished to a high standard.

Externally the property enjoys a private west facing rear garden, ideal for enjoying the afternoon and evening sun. To the front, there are two allocated parking spaces, providing excellent convenience.

This immaculate home combines modern design with practical living and is perfectly situated for first time buyers, professionals or investors alike. Early viewing is highly recommended.

## Approach

The property is set back from the Old Milverton Road behind the parking area with a pathway leading to the front entrance.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the downstairs cloakroom, the kitchen and the lounge diner.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, tiling to the splash back areas, a radiator and a double glazed window to front elevation.

## Kitchen

11' 8" x 5' 8" ( 3.56m x 1.73m )

Fitted with wall and base units with complementary work surfaces over and upstand, 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. Housing the gas central heating boiler and comprising a radiator and a double glazed window to front elevation.

## Lounge Diner

16' 10" max x 12' 8" ( 5.13m max x 3.86m )

Spacious, light and airy lounge consisting of an under stairs storage cupboard, laminate flooring, a radiator, fitted air conditioning, a double glazed window to rear elevation and double glazed French doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is access to the loft and doors to both bedrooms and the family bathroom.

### Bedroom One

12' 8" max x 11' 9" ( 3.86m max x 3.58m )  
Double bedroom benefitting from fitted air conditioning, a television point, a cupboard over the stair bulk head and two double glazed windows to front elevation.

### Bedroom Two

10' 3" max x 12' 8" ( 3.12m max x 3.86m )  
Double bedroom having fitted air conditioning, a television point, a radiator and a two double glazed windows to rear elevation.

### Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, laminate flooring, a shaver point, fitted towel rail, and an extractor fan.

## Outside

### Rear Garden

To the rear is the well-maintained, private, west facing rear garden perfect for enjoying the afternoon and evening sun. Being mainly laid to lawn and fence enclosed, with a patio area, gated rear access.

### Parking

To the front of the property are two allocated parking spaces with an eclectic car charge point.

### Agent's Note

The solar panels are owned outright by the current owners and will automatically transfer to a new buyer upon completion. There is also air conditioning installed in the living room and both bedrooms which heat, cool and dehumidify. Our sellers advise this is perfect for drying clothes, heating and cooling individual rooms as well as being energy efficient and has saved them money on their gas bill. The air conditioning was installed by JLN plumbing last year and does need yearly

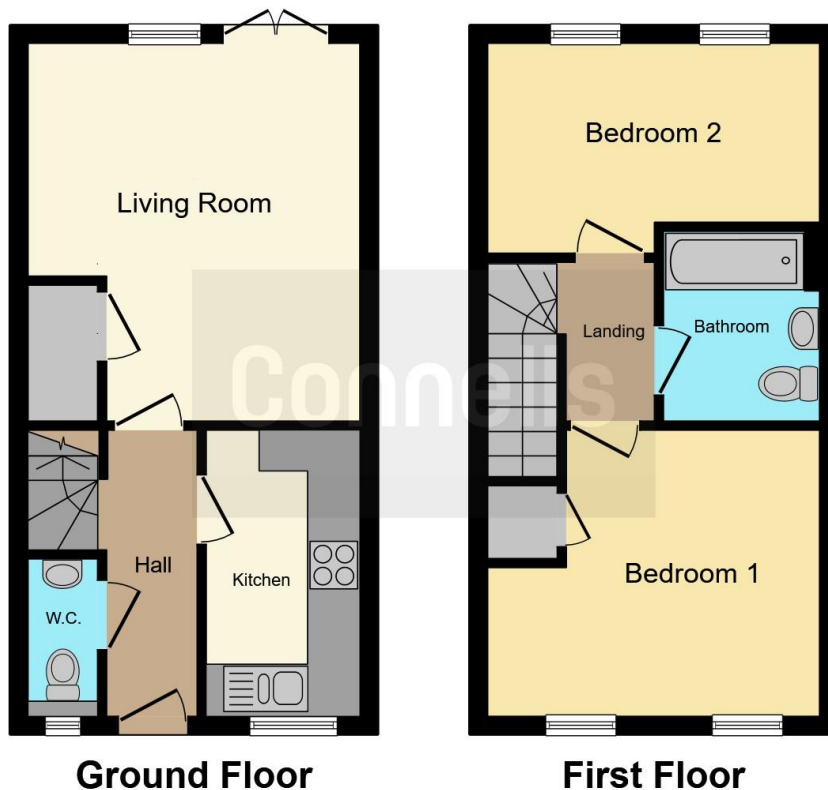
servicing. JLN also done the service in July this year so won't need it until July 2026.

The boiler has been serviced February this year so won't need it until Feb 2026 and was done by Utility Warehouse.

### Maintenance Charge

There is a freeholder service charge of £3.42 per month for ground maintenance to platform housing. This gets refunded annually when not used.





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)

To view this property please contact Connells on

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EPC Rating: B    Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/SPA314781](http://connells.co.uk/Property/SPA314781)**

Tenure: Freehold



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