



Connells

Harvest Hill Close
Leamington Spa

Harvest Hill Close Leamington Spa CV31 1RB

for sale
£260,000



Property Description

Upon entering, you are welcomed by an entrance hallway with doors leading to a spacious lounge, a separate dining room, and a fitted kitchen that offers a practical and functional layout for modern living.

Upstairs, the property boasts three good-sized bedrooms and a family bathroom, making it a comfortable and versatile home. There is parking for two cars to the rear of the property and a good size rear garden.

Offered to the market with no onward chain, this property is in good condition and presents a fantastic opportunity for those looking to put their own stamp on a well-located home within easy reach of local amenities, schools, and transport links.

Approach

Via pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the lounge and dining room.

Lounge

15' x 11' 7" (4.57m x 3.53m)

Spacious, light and airy lounge consisting of a radiator, television point, fitted storage and a double glazed window to front elevation.

Dining Room

13' 9" x 7' 9" (4.19m x 2.36m)

With laminate flooring, French doors leading to the garden and a door to the kitchen.

Kitchen

8' 1" x 9' 4" (2.46m x 2.84m)

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 washing machine and space for a fridge/freezer. With a double glazed window and door to rear elevation.

First Floor

Landing

The stairs lead from the hallway. Having an airing cupboard and additional storage cupboard, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

12' 5" x 9' 2" (3.78m x 2.79m)

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

Bedroom Two

9' 2" x 10' 5" (2.79m x 3.17m)

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

Bedroom Three

7' 5" x 6' 10" (2.26m x 2.08m)

Having fitted wardrobes, a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/c. Having partly tiled walls, a heated towel rail and a double glazed window to front elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed. Comprising a patio area, gated rear access and a shed which was fitted in 2022.

Parking

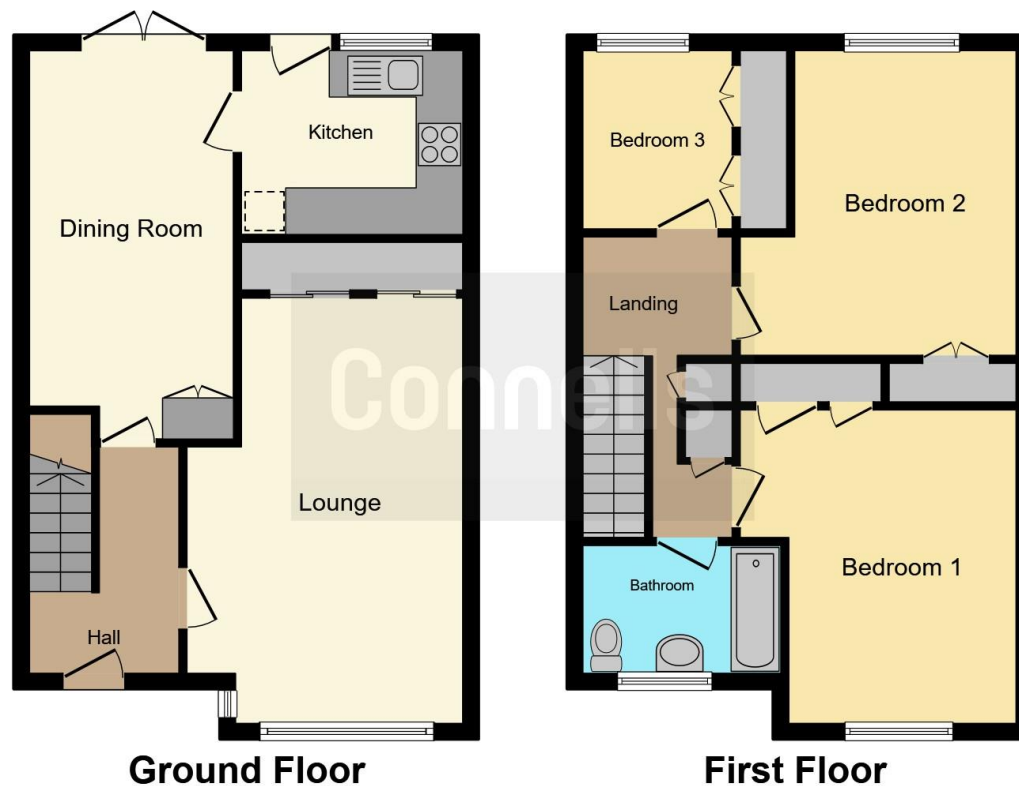
Parking for two cars to the rear of the property.

Agent's Note

We understand from our seller the Kitchen and Bathroom were re-fitted in 2015 whilst the windows and doors were re-fitted in 2007. The Worcester boiler was installed in 2017. The property benefits from gas central heating and double glazing.







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

Tenure: Freehold

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