



**Connells**

Southway  
Leamington Spa



### Property Description

Offered for sale with no onward chain, this spacious three bedroom terrace home is ideally located within easy reach of local amenities and offers excellent potential to modernise or extend, subject to planning permission.

The ground floor accommodation comprises an entrance hall, lounge, open plan kitchen diner, an additional rear reception room and a downstairs cloakroom.

To the first floor are two double bedrooms, one with fitted wardrobes, a good size third single bedroom and a family bathroom with a separate W/C.

Externally the property benefits from driveway parking and a generous lawned rear garden.

### Approach

The property is set back from the road behind the driveway with a path to the front entrance.

### Entrance Hallway

With stairs rising to the first floor, tiled flooring, a radiator and a door to the lounge and kitchen diner.

### Lounge

11' max x 12' 4" ( 3.35m max x 3.76m )

Spacious lounge consisting of a radiator and a double glazed window to front elevation.

### Kitchen Area

10' 4" x 7' 7" ( 3.15m x 2.31m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, five ring gas hob and a washing machine, whilst providing space for a fridge/freezer.

Comprising tiled flooring, a double glazed window to rear elevation, a door to the side passage and an archway into the dining area.

### Dining Area

9' 8" x 9' 4" ( 2.95m x 2.84m )

With tiled flooring, fitted base units with tiling to the splashbacks and double doors leading to the additional reception room.

### Reception Room/Study

6' 6" x 12' 1" ( 1.98m x 3.68m )

Having a radiator and a double glazed window to rear elevation.

### Side Passage

Comprising tiled flooring, a radiator and providing front and rear access and a door to the cloakroom.

### Downstairs Cloakroom

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

## First Floor

### Landing

The stairs lead from the hallway with doors to all bedrooms, the family bathroom and separate W/C.

### Bedroom One

11' 3" max x 9' 8" ( 3.43m max x 2.95m )

Double bedroom having a fitted wardrobe, a radiator, a double glazed window to rear elevation and a cupboard housing the central heating boiler.

### Bedroom Two

12' 5" max x 8' 8" ( 3.78m max x 2.64m )

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

### Bedroom Three

7' 2" max x 8' 6" ( 2.18m max x 2.59m )

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

### Bathroom

Two piece suite fitted with a wash hand basin and a bath with mixer taps and shower over. Having fully tiled walls, a radiator and a double glazed window to rear elevation.

### Separate W/C

Fitted with a low level W/C, fully tiled walls, a radiator and a double glazed window to rear elevation.

### Outside

#### Rear Garden

Good size garden being mainly laid to lawn and fence enclosed with a patio area and a brick built store.

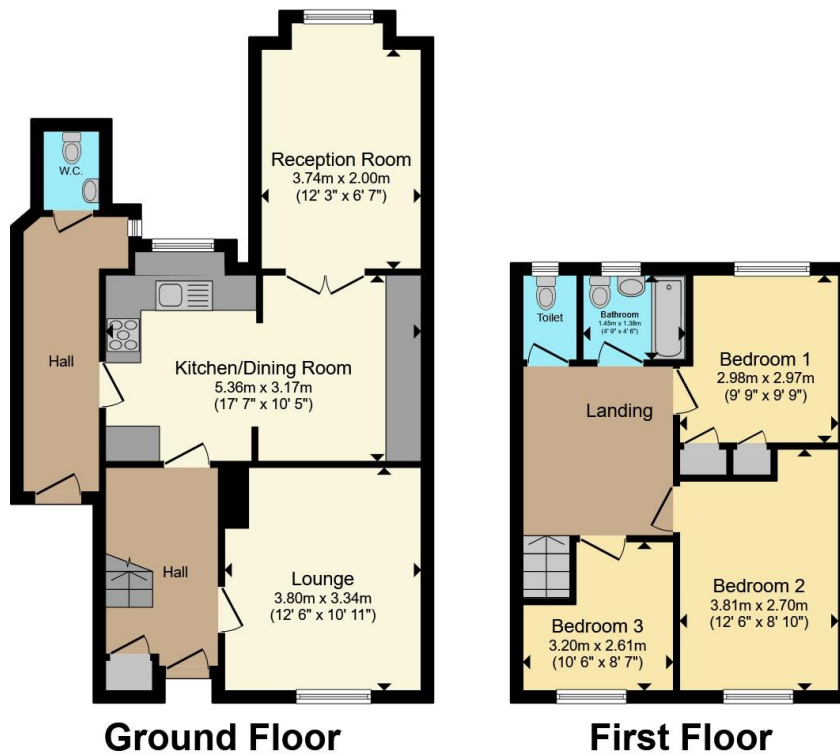
#### Brick Built Store

5' 1" x 7' 8" ( 1.55m x 2.34m )

Brick built with a window to rear elevation.

#### Driveway





Total floor area 95.4 m<sup>2</sup> (1,027 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



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 Band: C

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Tenure: Freehold



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