



Connells

Charnwood Way
Leamington Spa



Property Description

Situated in a popular North Leamington location, this mid-terrace home offers spacious living accommodation and is ideal for families, first-time buyers or investors alike. The property is being sold with no onward chain, allowing for a smooth and straightforward purchase.

The accommodation begins with an entrance hallway, with access to a generous lounge positioned to the left, offering a bright and comfortable living space with doors opening out to the rear garden. The kitchen is well-proportioned and also benefits from direct access to the garden, creating a practical and sociable layout.

To the first floor, the property offers three well-sized bedrooms and a family bathroom.

Externally, the property features a driveway to the front and a garage located en bloc. To the rear, the garden is of a good size, mainly laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining.

Located in a sought-after area of North Leamington, close to local amenities, schools and transport links, this home offers great potential and is ready for its next owner to make it their own.

Approach

Via pathway leading to front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator, laminate flooring, and doors off to lounge and kitchen.

Lounge/Diner

18' 7" max x 10' 9" max (5.66m max x 3.28m max)

Spacious, light and airy lounge/diner consisting of a radiator, laminate flooring, a double glazed window to front elevation and a door to lean to.

Lean To

7' 6" max x 3' 5" max (2.29m max x 1.04m max)

Having a door leading to the rear garden.

Kitchen

11' 5" x 7' 5" (3.48m x 2.26m)

Fitted with wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances include an electric oven, an electric hob with cookeroth over, a washing machine and a fridge/freezer, a radiator, laminate flooring, a double glazed window to rear elevation and French doors to garden.

First Floor

Landing

The stairs lead from the hallway with an airing cupboard housing the central heating boiler and doors off to all bedrooms and the family bathroom.

Bedroom One

9' 5" x 10' 8" (2.87m x 3.25m)

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

Bedroom Two

9' 2" x 10' 1" (2.79m x 3.07m)

Double bedroom benefitting from fitted wardrobes, television point, a radiator and two double glazed windows to front elevation.

Bedroom Three

6' 9" x 6' 5" (2.06m x 1.96m)

With television point, radiator and double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and low level WC. Having a chrome heated towel rail, fully tiled walls, radiator and double glazed window to rear elevation.

Outside

Rear Garden

Well maintained garden being mainly laid to lawn with a paved patio area which leads from the kitchen and lean to.

Garage En-Bloc

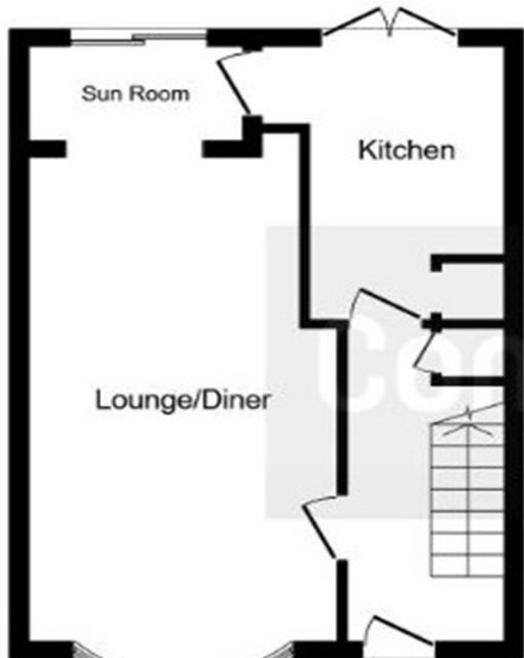
Connells advise internal inspection is yet to be carried out.

Parking

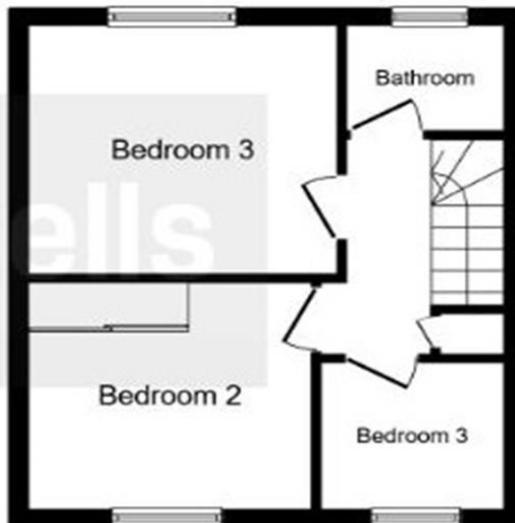
Having a driveway to the front of the property allowing parking for one car.







Ground Floor



First Floor

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EPC Rating:
 Awaited

Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA311225



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