



**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 cookerhood 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

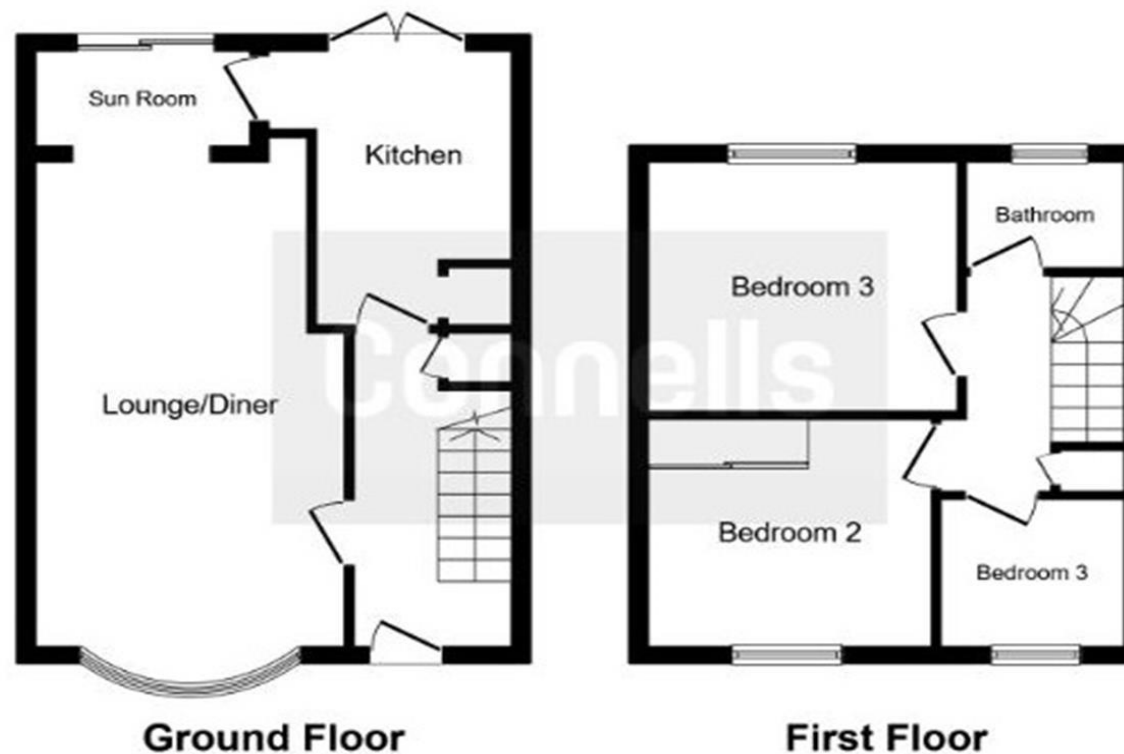
Having a driveway to the front of the property allowing parking for one car.











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EPC Rating:      Council Tax  
Awaited              Band: C

Tenure: Freehold

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