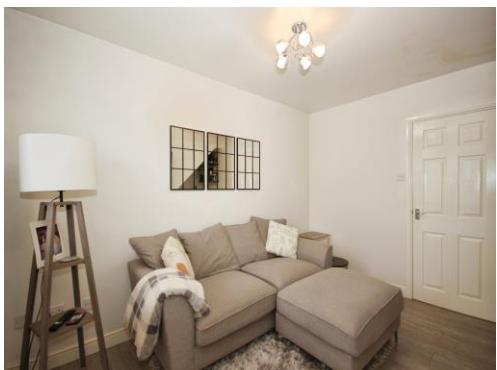




**Connells**

Pebble Island Way  
Leamington Spa



### Property Description

Immaculately presented two bedroom semi detached home located in the popular Millpool Meadows development. An ideal opportunity for first time buyers or investors alike.

The property comprises a welcoming entrance hall, leading to a spacious lounge and bright open plan kitchen diner, perfect for modern living and entertaining.

Upstairs, there are two well proportioned bedrooms, both benefitting from, fitted wardrobes, along with a contemporary family bathroom.

Externally, the home offers a private driveway providing side by side parking for two vehicles. To the rear, there is a private, low maintenance garden, ideal for outdoor relaxation.

### Approach

The property is set back from the road behind the driveway leading to the front door.

### Entrance Hallway

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

### Lounge

12' 8" max into alcove x 12' 3" ( 3.86m max into alcove x 3.73m )

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

### Kitchen/Diner

8' 9" x 12' 8" ( 2.67m x 3.86m )

Modern kitchen fitted with shaker style wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and electric hob with cookerhood over whilst providing space for a washing machine and space for fridge/freezer. With tiled flooring, a

double glazed window to rear elevation and a door leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is a built in airing cupboard, a double glazed window to side elevation and access to the loft which houses the gas central heating boiler.

### Bedroom One

9' 5" x 9' 7" to wardrobes ( 2.87m x 2.92m to wardrobes )

Double bedroom benefitting from fitted wardrobes, a storage cupboard over the stair bulkhead, a radiator and double glazed window to front elevation.

### Bedroom Two

9' 6" x 6' 2" to wardrobes ( 2.90m x 1.88m to wardrobes )

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

### Bathroom

Modern three piece suite fitted with a wash hand basin with vanity unit, P shaped bath with mixer taps and shower over and a low level WC. Having partly tiled walls, laminate flooring, a shaver point, a radiator and a double glazed window to rear elevation.

### Outside

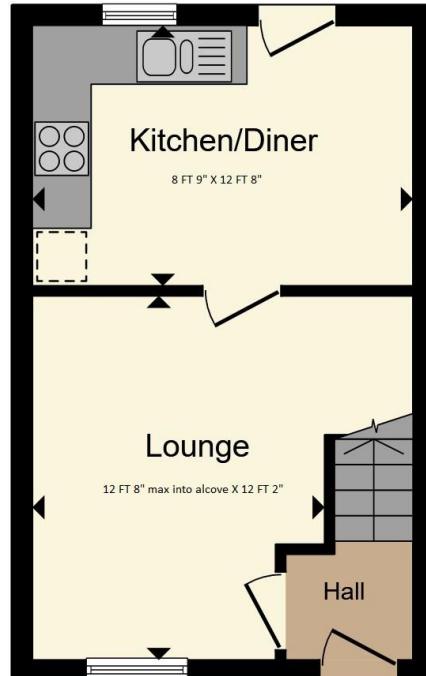
### Rear Garden

Private and beautifully maintained garden being mainly laid to lawn and fence enclosed, with a patio area.

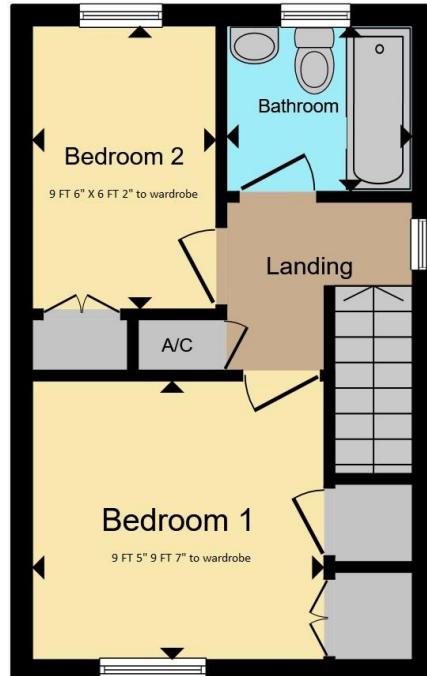
### Parking

Driveway providing off road parking for two cars, side by side.





**Ground Floor**



**First Floor**

Total floor area 50.3 m<sup>2</sup> (541 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)

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EPC Rating: C    Council Tax  
 Band: B

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Property Ref: SPA314095 - 0004

