



Connells

Briar Close
Leamington Spa

Briar Close Leamington Spa CV32 7RE

for sale
£260,000



Property Description

Spacious three bedroom semi detached home in Lillington - Offered for sale with no onward chain!

This beautifully presented three bedroom semi detached home is located in the sought after area of Lillington and offered for sale with no onward chain.

Well presented ground floor accommodation:

Lounge to the front, perfect space for relaxing and entertaining.

Modern kitchen dining room to the rear, complete with ample space for cooking and socializing.

Utility room, providing an additional, practical space for household chores.

First floor:

Two double bedrooms, the master with fitted wardrobes.

Third generous single bedroom with fitted cupboard over the stair bulkhead.

Immaculate family bathroom, complete with modern fixtures and fittings.

External features

Driveway, providing off road parking for two cars.

Low maintenance rear garden, perfect space for outdoor relaxation or entertaining.

This charming property offers a fantastic opportunity for first time buyers, families or

investors, with its well presented accommodation, convenient location and lack of onward chain.

Contact us today to arrange a viewing and make this lovely home yours!

Approach

Located in a quiet cul-de-sac, the property is set back from the road behind the paved driveway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and a door to the lounge.

Lounge

17' x 11' 8" max (5.18m x 3.56m max)

Spacious, light and airy lounge consisting of a feature fire place, a radiator, television point and a double glazed window to front elevation.

Kitchen/Diner

13' 9" x 8' 5" (4.19m x 2.57m)

Modern kitchen, fitted with wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. There is an integrated, double electric oven and gas hob with cooker hood over. Having tiled flooring, a radiator and a double glazed window to rear elevation.

Utility Room

6' 1" x 9' 2" (1.85m x 2.79m)

Fitted with work surfaces and providing space

for a washing machine and space for a fridge/freezer. With under stairs storage and a door leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

14' 2" max x 11' 8" max (4.32m max x 3.56m max)

Double bedroom benefitting from two fitted wardrobes and a double glazed window to front elevation.

Bedroom Two

12' 11" plus door recess x 8' 7" (3.94m plus door recess x 2.62m)

Double bedroom with a double glazed window to rear elevation.

Bedroom Three

9' 11" max to stair bulkhead x 6' 11" max (3.02m max to stair bulkhead x 2.11m max)

Having a fitted cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite, fitted with a wash hand basin with vanity unit, double-ended bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, ceiling spotlights, a fitted towel rail and a double glazed window to rear elevation.

Outside

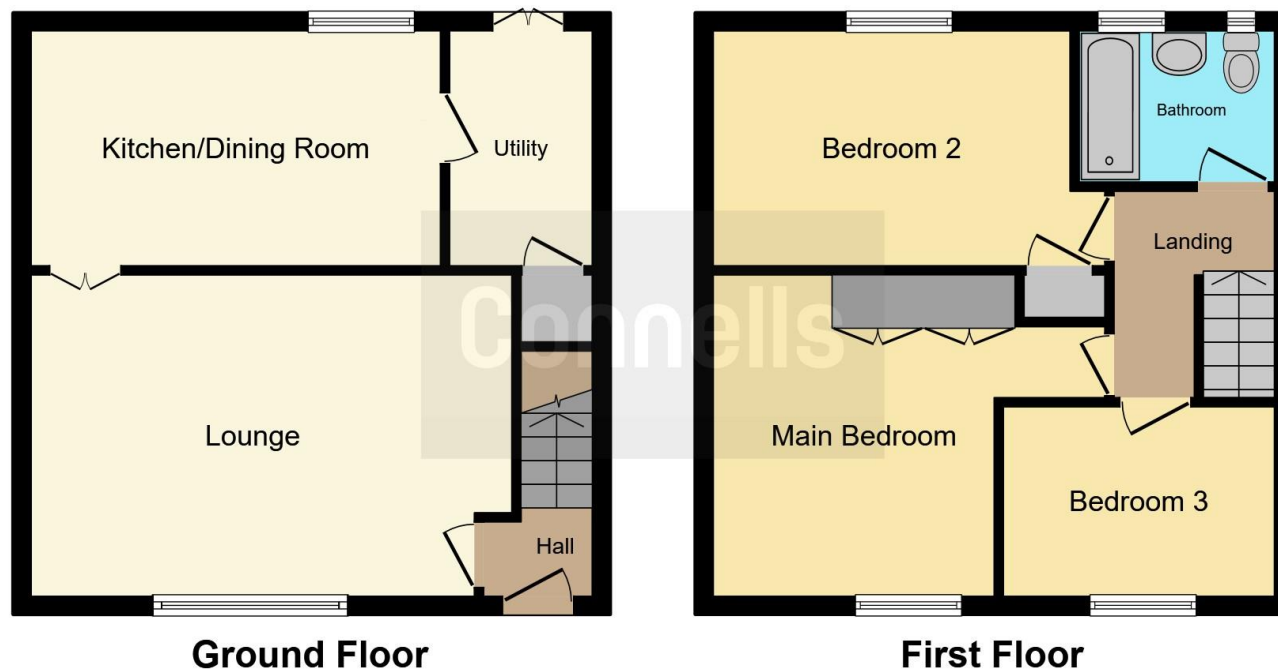
Rear Garden

Fence enclosed rear garden comprising a paved area with steps up to the patio and lawned area.









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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314687



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