



OFFA ROAD,

complete ●●●
SALES & LETTINGS





A charming 1930's semi-detached residence conveniently located just 0.7 km south of the train station. The property offers an entrance hall, spacious living room, versatile dining room/bedroom three, well-appointed breakfast kitchen, guest WC, two upstairs bedrooms, and a family bathroom. Additionally, one of the bedrooms features an adjoining area suitable for a home office or potential dressing area. Outside, a large south-facing rear garden and driveway to the front with ample parking for multiple cars to complete this family home. With potential for modernisation, this property is offered with no onward chain, presenting an excellent opportunity for buyers.



It's in the details...

Entrance Hall

A uPVC double-glazed entrance door with a window leading into the hallway complete with laminate flooring, radiator, gas meter cabinet, and stairs to the first floor. There's a uPVC double-glazed window and doors following off into the living room, study and kitchen diner. There is a door to a storage cupboard housing the electric fuse board, a door to the guest WC and uPVC double-glazed door to the rear garden.



Living Room

Good-sized living room with laminate flooring, a gas feature fireplace with timber surround, coving, a ceiling rose and a uPVC double-glazed bay window to the front.

Study/Bedroom Three

Carpeted study which has a radiator and a large uPVC window.

Guest WC

Fitted with a toilet, tiled splash-back to water-sensitive areas and a small single-glazed window.



Kitchen Diner

Timber effect laminate flooring, off-white kitchen fitted with brushed chrome handles including space and plumbing for a washing machine, dark worktops, one-and-a-half bowl stainless steel sink & mixer tap, there is a fitted oven, four ring electric hob and extractor over. A wall-mounted Worcester gas boiler.

Landing

A carpeted landing, with doors through to two bedrooms and a bathroom.

Bedroom One

A double bedroom with a radiator and a uPVC double-glazed window.

Bedroom Two

A second double bedroom with uPVC double-glazed window overlooking the garden. There is a radiator, door to a storage cupboard and door and steps down to a further space that could be suitable as a study or dressing area.



Bathroom

Fitted with a white three-piece suite including a p-shaped bath with curved shower screen, chrome mixer tap and thermostatic mains shower. A toilet, a floating hand-based chrome mixer tap, a wall-mounted radiator and a uPVC window.



Rear Garden

Very large South facing garden finished with concrete patio, brick retaining wall with steps up to a pathway. There is plenty of lawn, hedgerow and perimeter timber fencing. There are several small conifer trees. Timber gate to the front.

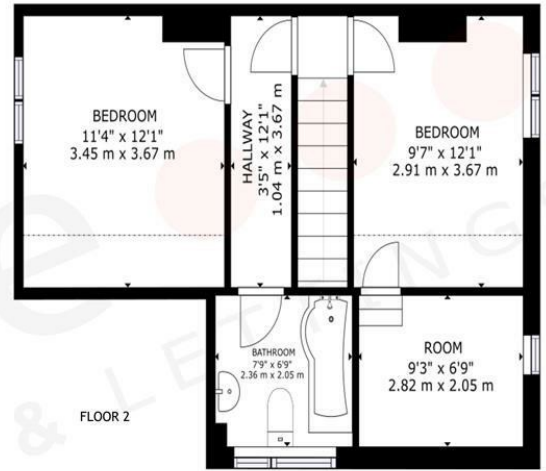
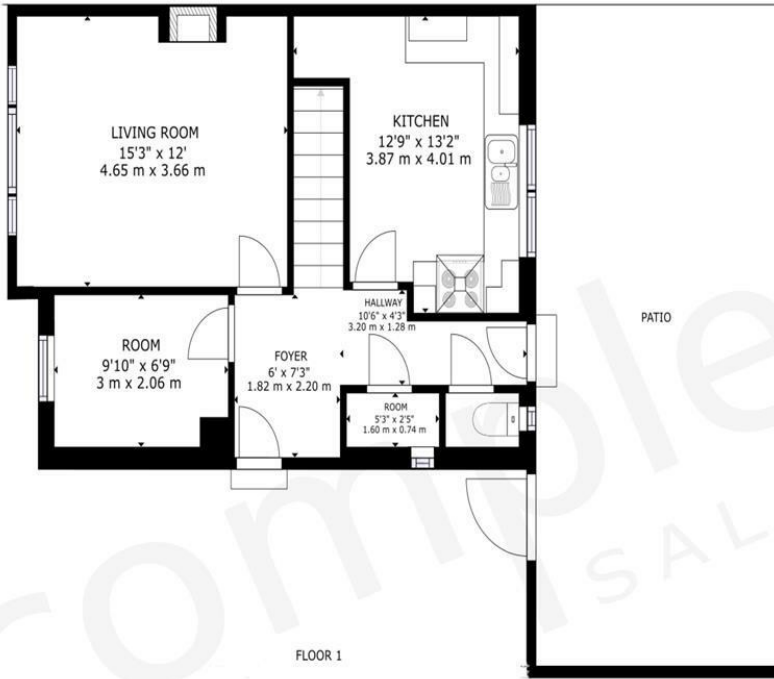
Front & Parking

There is parking for multiple cars, an area of lawn with planted bedding and a brick wall with small iron railings.

Location

The property is located to the South of Leamington Spa within easy walking distance to the town centre with all that it has to offer - such as a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres, art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live. The Eagle recreation ground is nearby. The road links offer great access to the surrounding areas and within walking distance to the train station which has direct links to London and many other cities, as well as major road links such as the M1, M40 and A45. There are local amenities very close by, as well as parks and shopping areas such as The Parade and The Shires Retail Park.





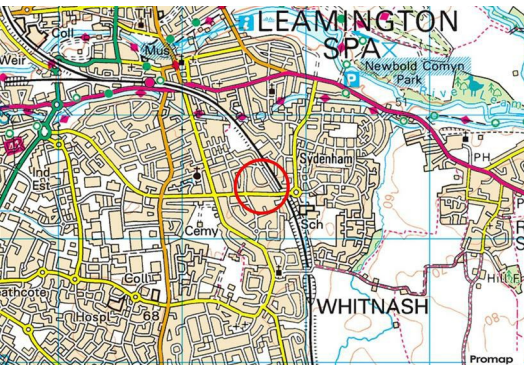
GROSS INTERNAL AREA
 FLOOR 1: 549 sq ft, 50.96 m², FLOOR 2: 352 sq ft, 32.72 m²
 EXCLUDED AREAS; PORCH: 722 sq ft, 67.07 m², PATIO: 403 sq ft, 37.44 m²
 REDUCED HEADROOM: 118 sq ft, 11.02 m²
 TOTAL: 901 sq ft, 83.68 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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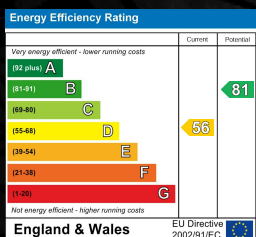


- 1930's Semi
- Living Room
- Bed 2/Dining Room
- South Facing Rear Garden
- Off Road Parking
- 2/3 Bedrooms
- Breakfast Kitchen
- Upstairs Bathroom
- 0.7 KM From Train Station
- No Chain



OFFA ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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