



CONISTON ROAD, MILVERTON

complete ●●●
SALES & LETTINGS





Bringing to market a spacious three bedroom ground floor maisonette, located in a quiet cul-de-sac within Milverton just off Guys Cliffe Avenue and bought to market with no onward chain. The property boasts entrance hall, fitted kitchen, separate lounge/diner, three bedrooms and main bathroom. The maisonette also benefits from a front garden accessed via patio doors and a rear South West facing garden perfect for evening entertaining and relaxing. Located in a desirable North Leamington location, this home offers convenient access to local amenities, parks and schools.

Entrance Hall

Accessed via the side of the property into a spacious entrance hall with dark wooden effect flooring and doors flowing off into;

Kitchen

Fully fitted kitchen with a range of high and low level units with chrome handles, contemporary black worktop, mosaic effect white tiling, tiled flooring and UPVC doubled glazed window to the front elevation. Integrated appliances included; stainless steel sink with mixer tap and drainer, electric oven with gas hob, undercounted fridge/freezer and further space and plumber for washing machine. Also benefits for large storage cupboard housing the combination boiler.

Living/Dining Room

A well sized reception room with a continuation of wood effect flooring, feature fireplace, bookshelves, wall mounted radiator, central light point and UPVC French doors opening out onto the front garden.

Bedroom One

A double room with wall mounted radiator, wood effect flooring, ceiling light and UPVC window overlooking the rear garden.

Bedroom Two

Further bedroom carpeted, with wall mounted radiator, pendant light and UPVC window to the rear elevation.

Bedroom Three

A small single bedroom, carpeted with UPVC double glazed window to the rear elevation.

Bathroom

Part tiled with feature boarder including a three piece suite; bath with chrome taps and shower over, wash basin fitted with mixer tap and toilet. Complete with obscure doubled glazed window to the side elevation.

Front And Rear Gardens

The front of the property benefits from the morning sun and has accessed via the French doors from the living room where there is a large lawned area with planted borders. To the rear is a South West facing garden, comprising storage cupboard, bin area, pergola, patio seating area and lawned area.

Leasehold

We understand there to be a 999 year lease with 932 years remaining on the lease. Ground rent £5 per annum.

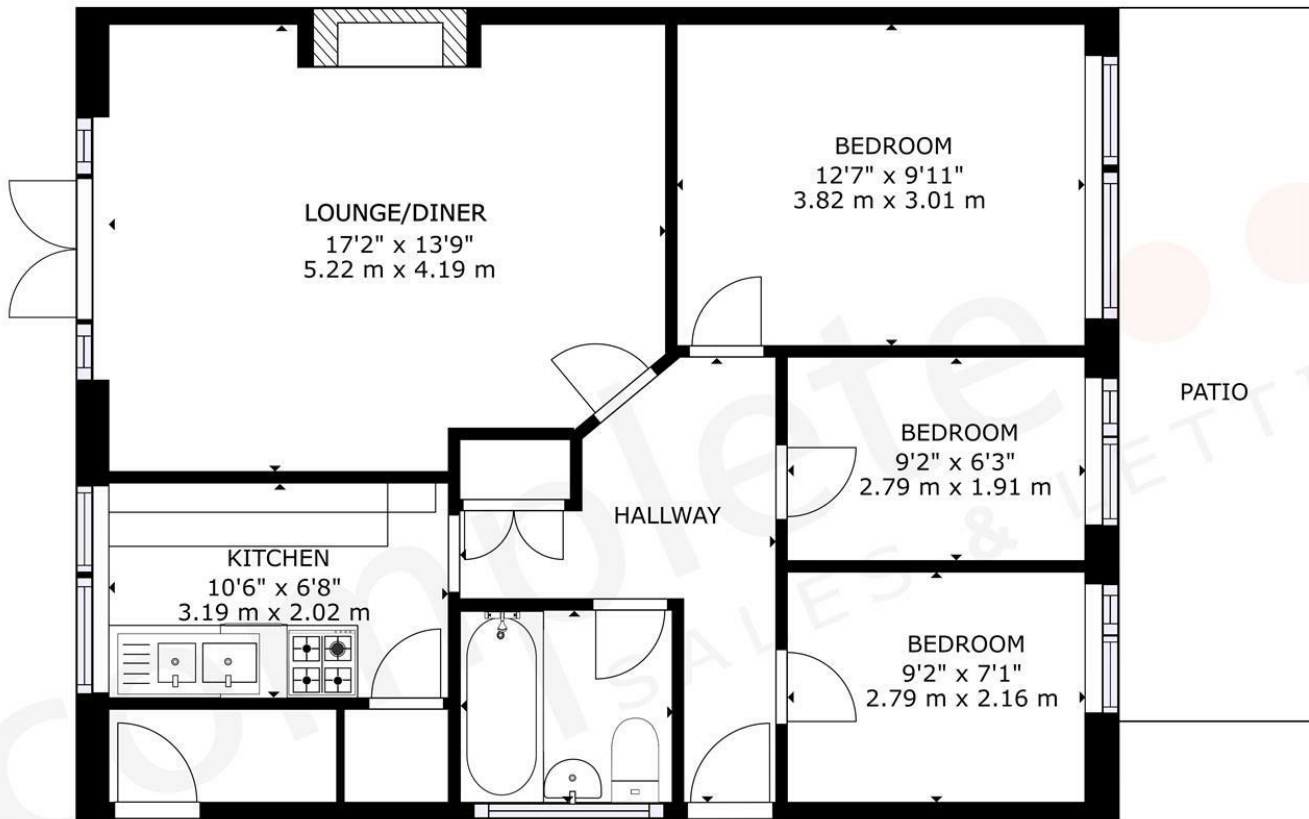
Location

Situated off Guys Cliffe Avenue convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops,



restaurants, coffee houses and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, and range of excellent private and state schools with Milverton Primary, Brookhurst Primary and Trinity Catholic School within walking distance, it is a very popular place to live. Being positioned close to excellent transport links, the A46 is approximately three miles from the property, which provides links to the heart of the Midland motorway network. Whilst Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham and a wide range of further centres and is positioned is 1.7 miles from the property.





complete ●●●
SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR 1: 742 sq ft, 68.91 m²
EXCLUDED AREAS; PATIO: 132 sq ft, 12.28 m²
TOTAL: 742 sq ft, 68.91 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



complete ●●●
SALES & LETTINGS

Brian Williams
01926 887723
The Leamington Property Expert





- No Chain
- Fitted Kitchen
- Three Bedrooms
- Gas Central Heating
- Bathroom With Three Piece Suite
- Ground Floor Maisonette
- Lounge/Diner
- Front & Rear Gardens
- Double Glazed Windows
- Cul-de-sac Location



CONISTON ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 SALES & LETTINGS