



OFFA ROAD,

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SALES & LETTINGS





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This is a very stylish & upgraded 1930s semi-detached family home in South Leamington moment's walk to various lovely parks, a large supermarket and the town centre and train station. The family home comprises an entrance hall, spacious living room, office/playroom, dining kitchen, guest WC, conservatory, three good-sized bedrooms and a stylish four-piece bathroom. The home has had plenty of modern upgrades including windows, plastering, a full dormer extension, kitchen and bathroom. The property also benefits from a rear garden and off-road parking to the front.



It's in the details...

#### Hallway

A modern composite entrance door with two double glazed frosted windows leads into the hallway that has engineered oak flooring, a feature throughout the house. The hallway also has frosted uPVC double glazed windows, a meter storage cupboard, coving, an oak-clad staircase leads to the first floor, open doorway through to the kitchen diner, painted traditional doors through to the living room and office.

#### Living Room

Brick feature open-fireplace, coving, wall lights, large radiator and a uPVC double glazed bay windows to the front.

#### Office/Playroom

A good sized room which has good opportunity for storage; it has a radiator, feature painted wall and a uPVC double glazed window.

#### Kitchen Diner

Fitted with vinyl tiled flooring and a white handleless kitchen with cement style squared edge worktops, which includes a single oven, AEG induction hob, extractor oven, space and plumbing for a dishwasher, single bowl stainless steel sink with mixed tap & drainer. Cupboard housing the Worcester gas boiler, space for an upright fridge freezer, Yellow stylish bevelled edge splash-back brick tiling, under-counter lighting, a radiator, stair storage cupboard, and French doors to the conservatory. Door to downstairs WC and door to a storage cupboard. There is a further double door storage/pantry cupboard.

#### Conservatory

UPVC double glazed conservatory on a brick base with a polycarbonate roof, wall lights, radiator, tiled flooring and French doors to the garden.

There is plumbing for a washing machine

#### Landing

Fitted with engineered oak flooring, Velux skylight which pours light into a lovely open area. It has textured wall lights and attractive painted doors through to the three bedrooms and family bathroom.

#### Bedroom One

A spacious large bedroom with two uPVC double glazed windows and a further frosted uPVC high-level window. Two radiators and ample space for wardrobes, drawers and a roomy loft hatch with boards.

#### Bedroom Two

Also a spacious double bedroom with a uPVC double glazed window and a high-level frosted uPVC double glazed window. There is a radiator and ample space for wardrobes and drawers.

#### Bedroom Three

A good sized third bedroom which has a continuation of the engineered oak flooring, a high ceiling a large uPVC double glazed window, radiator and a loft hatch with boards.

#### Bathroom

A very spacious four-piece bathroom, floored with Karndean vinyl, a







floor-standing bath that has a floor-standing chrome mixer tap, with shower attachment. There is a toilet, a pedestal hand-wash basin chrome mixer, a quadrant glass shower enclosure connected to the water mains for good water pressure, with aqua panelling and a rainfall thermostatic shower with handheld attachment. There is a traditional towel radiator, downlights and a frosted uPVC double glazed window. LED mirror cabinet.

#### Rear Garden

Concrete patio, circular lawn enclosed with perimeter brickwork. There is new fencing and a gate to the front.

#### Front & Parking

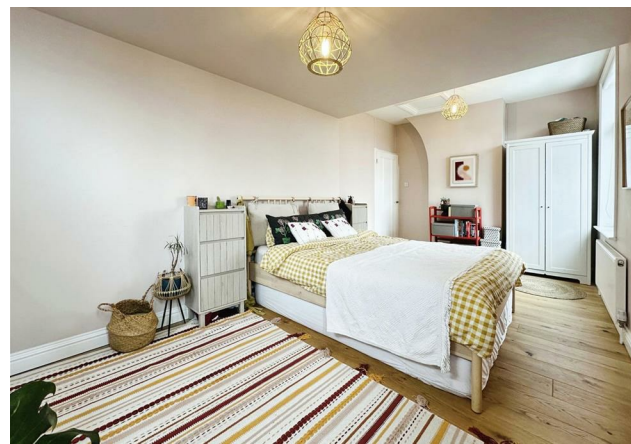
Drive for Parking 2 to 3 cars.

#### Near to the property

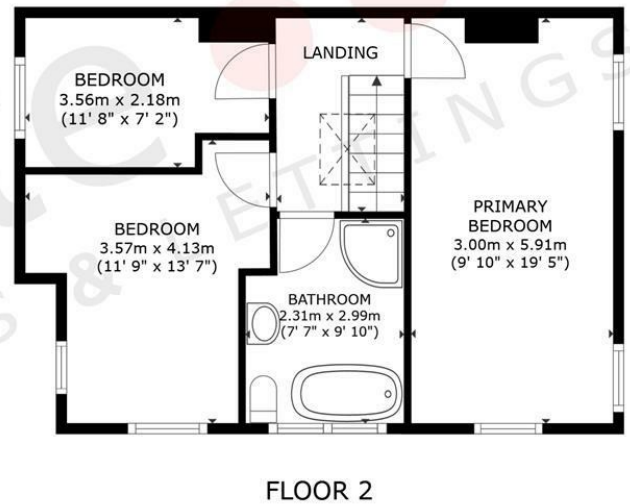
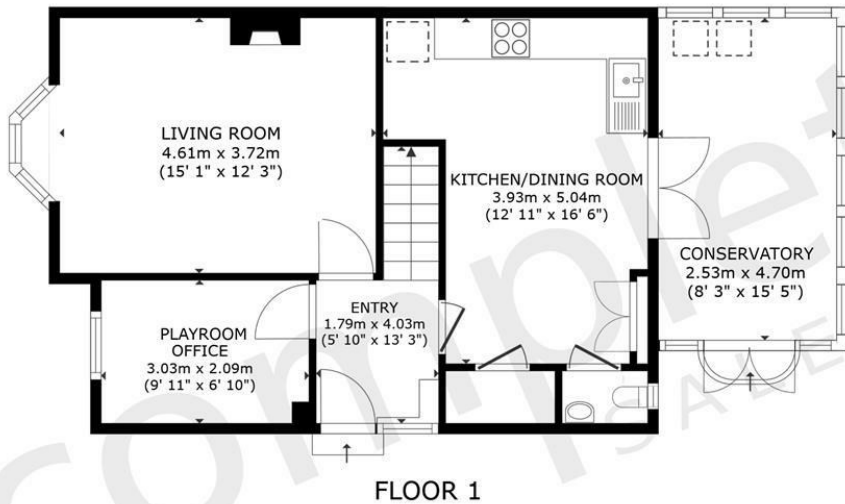
The property is located to the South of Leamington Spa within easy walking distance to the town centre. It is also a 5-minute walk to a large supermarket and is surrounded by several lovely parks. The property is also in catchment for a handful of fantastic schools which are all in walking distance.

#### Location

Leamington Spa has a lot to offer; 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







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**GROSS INTERNAL AREA**  
**FLOOR 1 62.8 m<sup>2</sup> (676 sq.ft.) FLOOR 2 49.3 m<sup>2</sup> (530 sq.ft.)**  
**TOTAL : 112.1 m<sup>2</sup> (1,207 sq.ft.)**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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The Leamington Property Expert



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.





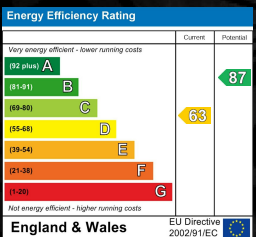


- A 1930's Semi-Detached
- Three Bedrooms
- Kitchen Diner
- Living Room
- Guest WC
- Dormer Extension
- Luxury Bathroom
- Conservatory
- Office/Playroom
- Lots Of Beautiful Upgrades



## OFFA ROAD, LEAMINGTON SPA

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



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