



**Connells**

Queensway  
Leamington Spa



## Property Description

A spacious three bedroom 1950s end terrace home, ideally located within easy reach of the Shires Retail Park, Leamington Spa and Warwick.

Offering spacious accommodation throughout, the property comprises a welcoming entrance hallway leading into the open plan lounge dining room, which flows through to the fitted kitchen and a convenient downstairs shower room.

To the first floor are three well proportioned bedrooms along with a modern family bathroom.

Externally the property benefits from a driveway providing off road parking for two vehicles. To the rear is a low maintenance garden, ideal for outdoor seating along with a useful store room.

An ideal family home, first time purchase or investment opportunity in a popular and convenient location!

## Approach

The property is set back from the road behind the driveway with a pathway to the side entrance.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor with an under stairs storage cupboard. Comprising a radiator and doors to the lounge/diner and the kitchen.

## Lounge/Diner

16' 1" max x 17' 5" max ( 4.90m max x 5.31m max )

Spacious, light and airy lounge, having a radiator, double glazed windows to front and side elevations, with an archway to the kitchen.

## Kitchen

10' 5" x 10' 11" ( 3.17m x 3.33m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. Providing a fitted cooker hood, space for oven, plumbing for dishwasher and space for a fridge/freezer. Consisting of a pantry cupboard, a radiator, a double glazed window to rear elevation and access to the inner hallway.

## Inner Hallway

Providing access to the utility area and with doors to the side and the downstairs shower room.

## Downstairs Shower Room

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having a radiator and a double glazed window to side elevation.

## Utility Area

Providing space and plumbing for a washing machine and space for a fridge. Having a radiator.

## First Floor

### Landing

The stairs lead from the hallway. There is a built-in storage cupboard, a double glazed window to side elevation and access to the loft. With doors to all bedrooms and the main family bathroom.

### Bedroom One

13' 11" x 10' 5" ( 4.24m x 3.17m )

Double bedroom having a radiator, built in wardrobe and a double glazed window to front elevation.

### Bedroom Two

10' 6" x 11' 1" ( 3.20m x 3.38m )

Double bedroom having a fitted wall unit for storage, radiator, built in wardrobe and two double glazed windows to rear elevation.

### Bedroom Three

9' 9" x 6' 8" ( 2.97m x 2.03m )

Having a radiator and a double glazed window to front elevation.

### Bathroom

Fitted with a white three piece suite, comprising a wash hand basin with vanity unit, a bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

### Outside

### Rear Garden

Being laid to hard paving and fully fence enclosed. Having gated side access and access to the store room.

### Store Room

Useful storage room with window to the rear and a door from the garden.

### Parking

Driveway to front providing off road parking for two cars.









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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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