



**Connells**

Baker Avenue  
Leamington Spa



## Property Description

This well-presented three-bedroom semi-detached home is ideally located close to local amenities and just 0.5 miles from Leamington Spa train station, offering direct links to London, making it perfect for commuters and families alike.

To the front of the property is a driveway providing off-road parking for two vehicles. Upon entering, the entrance hallway gives access to a convenient downstairs cloakroom and leads through to the main living accommodation.

The spacious lounge is a welcoming space, featuring sliding doors opening into the conservatory, allowing plenty of natural light to flow through. A further door from the lounge leads into the modernised kitchen, which is well-appointed and also benefits from direct access to the conservatory.

The large conservatory is currently used by the vendor as a dining room/snug, offering a versatile additional living space with double doors opening out to the rear garden, ideal for entertaining and family living.

To the first floor, the property offers three well-proportioned bedrooms, with bedrooms one and two benefiting from built-in wardrobes, along with a family bathroom.

Externally, the rear garden features a paved patio area, perfect for outdoor seating, with the remainder laid to lawn. The garden also

benefits from a garage and shed, providing excellent storage options.

This lovely home offers a great balance of space, location, and convenience, and early viewing is highly recommended.

## Approach

Via driveway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and doors to the downstairs cloakroom and lounge.

## Downstairs Cloakroom

Housing the central heating boiler and being fitted with a wash hand basin with vanity unit, a low level W/C and a double glazed window to side elevation.

## Lounge

16' 11" max x 8' 5" max ( 5.16m max x 2.57m max )

Spacious, light and airy lounge consisting of an electric fire place, a television point, laminate flooring and a double glazed window to front elevation. With doors to the kitchen and conservatory.

## Kitchen

14' 7" x 9' 7" ( 4.45m x 2.92m )

Modern kitchen fitted with wall and base units with complementary Quartz work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washing machine, a tumble dryer, a dishwasher and a fridge/freezer. With a double glazed window to side elevation.

## Conservatory/Snug

15' 3" max x 19' 6" max ( 4.65m max x 5.94m max )

Consisting of UPVC construction, comprising a radiator, double glazed windows to side and rear elevations and French doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is access to the fully boarded loft, a double glazed window to front elevation and doors to all bedrooms and the family bathroom.

### Bedroom One

14' 9" x 9' 9" ( 4.50m x 2.97m )

Double bedroom benefitting from built-in wardrobes, a radiator, laminate flooring and a double glazed window to rear elevation.

### Bedroom Two

9' 2" x 7' 9" ( 2.79m x 2.36m )

Double bedroom having a radiator and a double glazed window to rear elevation.

### Bedroom Three

8' 9" max x 8' ( 2.67m max x 2.44m )

Double bedroom with a radiator and a double glazed window to front elevation.

### Bathroom

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

### Outside

#### Rear Garden

Well maintained rear garden with a paved patio area, perfect for external dining, the rest is laid to lawn with a garage and shed and fence panels to the boarders.

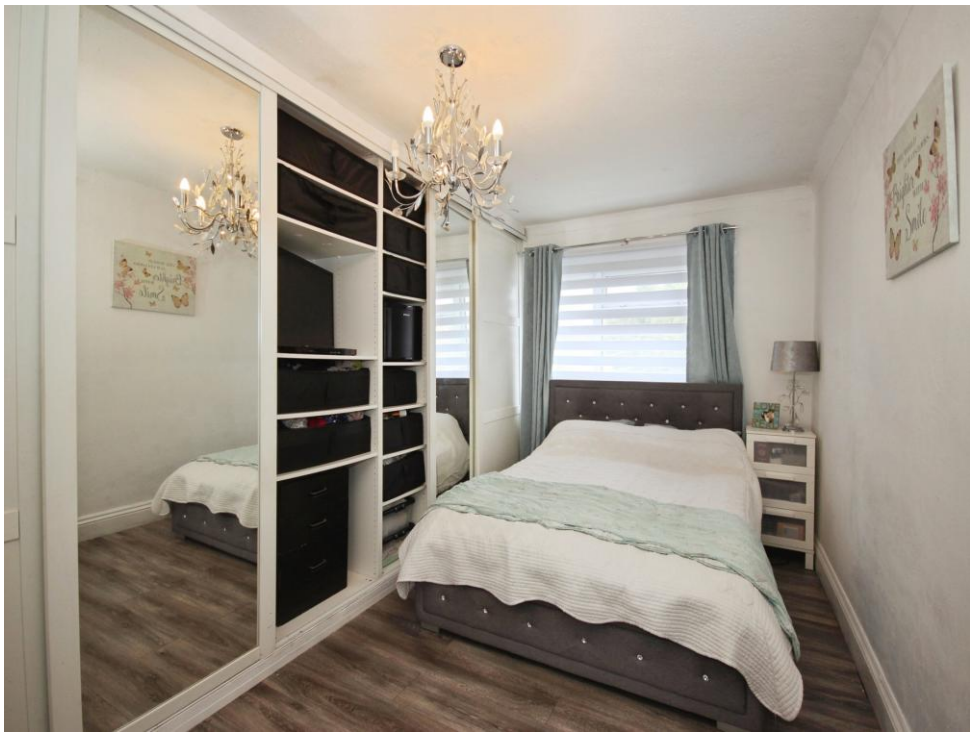
### Parking

Driveway providing parking for two cars to the front of the property.

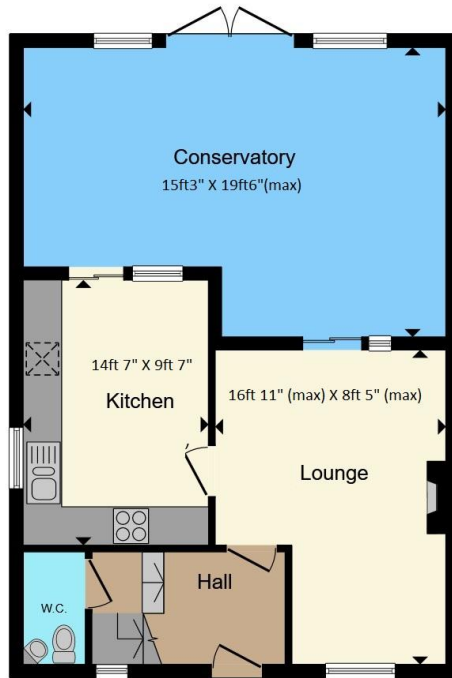
### Garage

Connells advise an internal inspection is yet to be carried out. There is rear access from the garage leading to a private road.

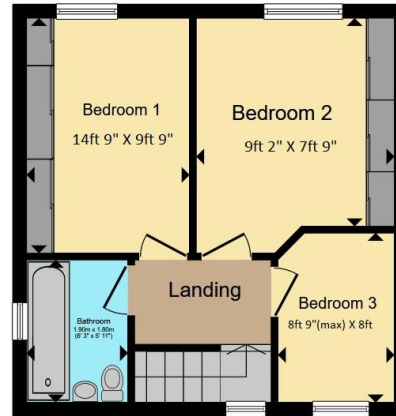




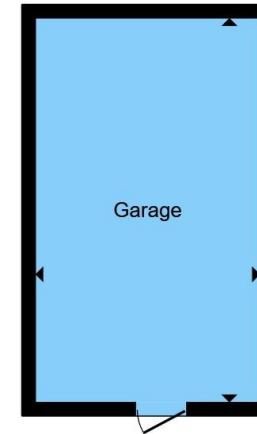




**Ground Floor**



**First Floor**



**Garage**

Total floor area 118.8 m<sup>2</sup> (1,278 sq.ft.) approx

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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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