



**Connells**

Curran Close  
Whitnash Leamington Spa



### Property Description

Located within the popular town of Leamington Spa, this two-bedroom semi-detached home presents an excellent opportunity for buyers looking to renovate and add value.

The accommodation begins with an entrance hallway, with stairs rising to the first floor. To the front of the property is the kitchen, while to the rear sits a spacious lounge diner, offering a bright and versatile living space with doors leading out to the rear garden.

To the first floor, the property offers two well-proportioned bedrooms along with a family bathroom.

The home is in need of renovation throughout, making it ideal for those wishing to put their own stamp on a property. Further benefits include no onward chain, allowing for a straightforward purchase.

### Entrance Hallway

With stairs rising to the first floor and an understairs storage cupboard as well as a storage heater.

### Lounge

12' 8" x 14' 9" ( 3.86m x 4.50m )

Spacious lounge consisting of a storage heater, a double glazed window to rear elevation and a door leading to the garden.

### Kitchen

6' 5" x 12' 10" ( 1.96m x 3.91m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for white goods and having a double glazed window to front elevation.



## First Floor

### Landing

The stairs lead from the hallway. There is a built in airing cupboard housing the hot water tank and doors to both bedrooms and the bathroom.

### Bedroom One

12' x 12' 8" ( 3.66m x 3.86m )

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

### Bedroom Two

12' 8" max x 9' 4" max ( 3.86m max x 2.84m max )

Double bedroom having a storage heater and a double glazed window to front elevation.

### Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. With a double glazed window to side elevation.

### Garden

Patio rear garden with a gated side access.

### Parking

Shared parking.

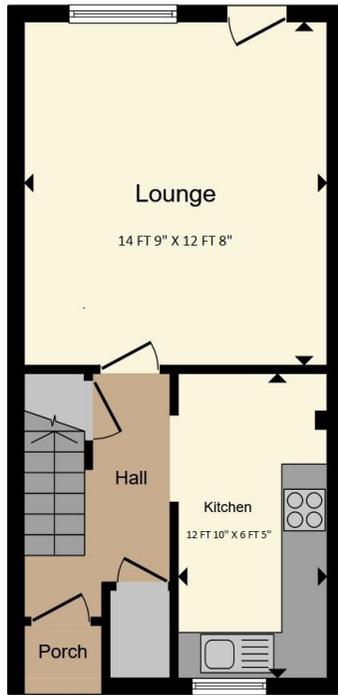
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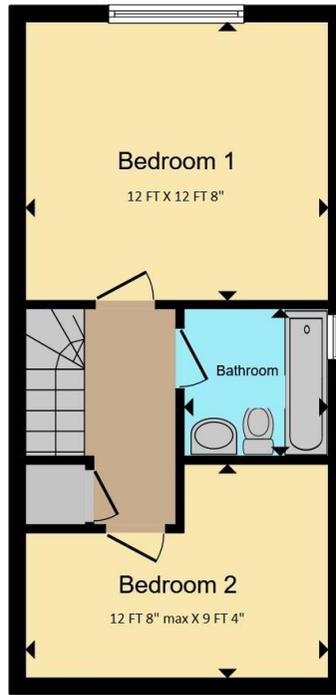
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**Ground Floor**



**First Floor**

Total floor area 68.9 m<sup>2</sup> (741 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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