



**Connells**

Badgers Retreat  
Leamington Spa



## Property Description

An ideal opportunity for first-time buyers and investors alike, this well-presented mid-terrace property is pleasantly positioned and approached via a pathway with an open green area to the front. Upon entering, the entrance hall provides stairs rising to the first floor and access to the main living accommodation. The lounge is a welcoming space, featuring a window that enjoys views over the green space to the front.

To the rear, the kitchen diner offers ample room for everyday dining and benefits from a door opening out to the rear garden, along with a convenient door leading to the downstairs W/C.

To the first floor, the property offers two well-proportioned bedrooms, both benefiting from built-in storage cupboards, along with a family bathroom.

Externally, to the rear is a low-maintenance garden, mainly laid to lawn with a paved patio area providing an ideal space for outdoor seating. The garden also includes a useful shed and a gated access leading directly to the allocated parking space, adding to the practicality and appeal of the property.

## Approach

Via a public pathway to the front leading to the front door.

## Entrance Hallway

Welcoming entrance hall with stairs rising to the first floor, a radiator and doors to the lounge.

## Lounge

13' 6" x 9' 3" ( 4.11m x 2.82m )

Spacious, light and airy lounge consisting of a radiator and a double glazed window to front elevation overlooking the green.

## Kitchen

7' 6" x 12' 7" ( 2.29m x 3.84m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include an electric oven and a gas hob with cooker hood over and a fridge/freezer. Housing the central heating boiler and comprising a double glazed window to rear elevation.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiling to the splash back areas and a radiator.

## First Floor

### Landing

The stairs lead from the hallway. There is access to the boarded loft and doors to both bedrooms and the family bathroom.

### Bedroom One

9' 4" x 9' 3" ( 2.84m x 2.82m )

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

### Bedroom Two

9' 4" x 6' 1" ( 2.84m x 1.85m )

Having a built-in wardrobe, a radiator and a double glazed window to rear elevation.

### Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having a radiator.

### Outside

#### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a patio area and a shed and a gate leading to the allocated parking space.

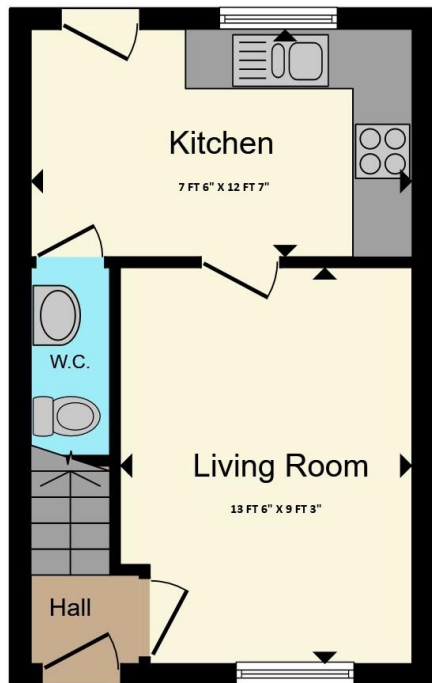
### Parking

Allocated parking to the rear.

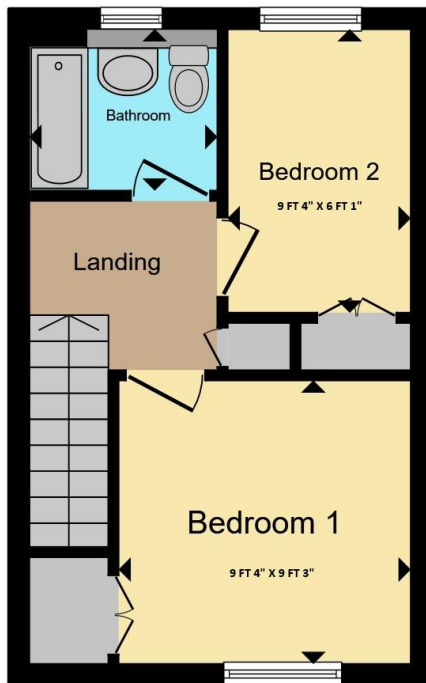
### Management Charge

There is a monthly management charge of £15.





**Ground Floor**



**First Floor**

Total floor area 49.3 m<sup>2</sup> (530 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax Band: B

**view this property online [connells.co.uk/Property/SPA315236](http://connells.co.uk/Property/SPA315236)**

Tenure: Freehold



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