



Connells

Barnard Close
Leamington Spa

Barnard Close Leamington Spa CV32 7QD

for sale offers in excess of
£270,000



Property Description

Situated in a popular residential area of Leamington Spa and within a highly regarded school catchment, this three-bedroom semi-detached family home offers well-proportioned accommodation and a generous rear garden, making it an ideal choice for families and first-time buyers alike.

The property is accessed via a block-paved driveway providing off-road parking to the front. Upon entering, an entrance hallway with stairs rising to the first floor leads through to a spacious lounge, featuring a window to the front elevation which allows plenty of natural light to flood the room.

To the rear of the property is a well-appointed kitchen diner, offering ample space for both cooking and dining. French doors open directly onto the rear garden, creating an excellent space for entertaining and family living.

To the first floor, there are three bedrooms and a family bathroom which benefits from underfloor heating, all accessed from the landing.

Outside, the property benefits from a good-sized rear garden, mainly laid to lawn, providing a wonderful outdoor space for children to play or for enjoying the warmer months. A side gate offers convenient access to the front driveway.

Conveniently located close to local amenities,

excellent transport links and well-regarded schools, this property presents a fantastic opportunity to acquire a family home in a sought-after area of Leamington Spa.

Ground Floor

With spacious lounge to front and fitted kitchen/diner to the rear of the property.

First Floor

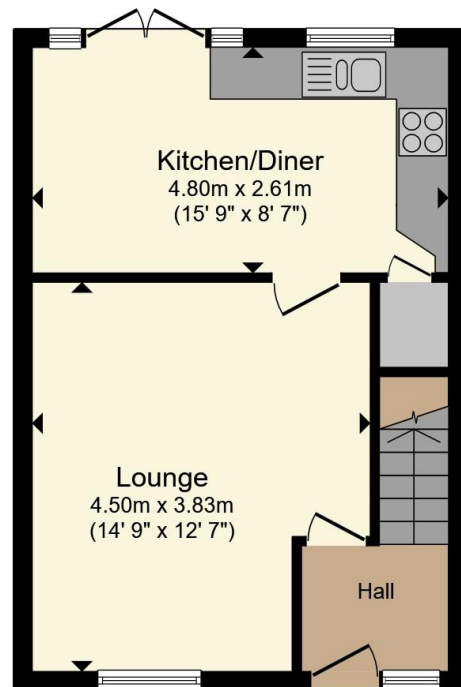
Comprising two double bedrooms, a good size single bedroom and a three piece suite family bathroom.

Buyer Aml Fee

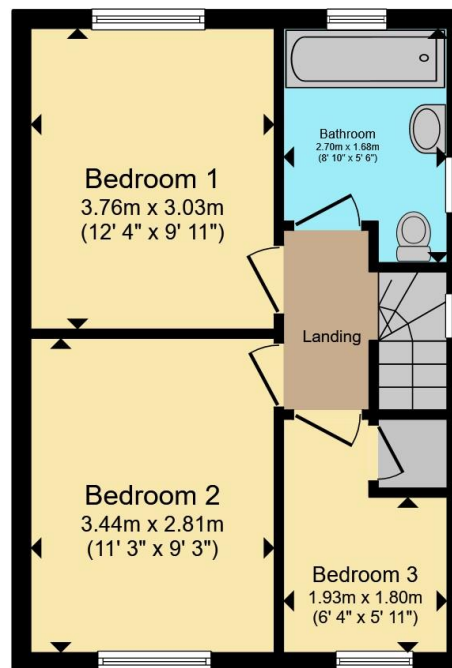
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 69.2 m² (745 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

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To view this property please contact Connells on

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LEAMINGTON SPA CV32 4LL

EPC Rating: Awaited
Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315556



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