



**105 Brunswick Street**

Leamington Spa **CV31 2EF**

Guide Price £390,000

# 105 Brunswick Street

Located within walking distance of Leamington Spa town centre and the train station is this link- detached family home benefiting from having a spacious driveway and rear garden. The accommodation comprises of an entrance hallway, living / dining room, garden room, kitchen and ground cloakroom. To the first floor are three good sized bedrooms and a family bathroom. Outside offers an enclosed low maintenance rear garden and to the front there is a driveway allowing parking for several vehicles and a front garden.

## LOCATION

Situated conveniently within local amenities, including Asda Superstore, Pure Gym, good Ofsted rated schools as well as various pubs, restaurants and parks. Excellent nearby transport links such as access to the M40, southbound to London, northbound to Birmingham, as well as the Fosse Way leading to countryside hotspots and the Cotswolds.

## ENTRANCE HALL

Having stairs leading to the first floor, understairs storage cupboard, radiator and doors leading to adjacent rooms.

## SITTING ROOM / DINING ROOM

8.19m x 3.89m (26'10" x 12'9")

A great space which has a double glazed windows to the front and rear elevations, radiator, space for furniture and access to the;

## GARDEN ROOM

3.34m x 2.56m (10'11" x 8'4")

Having a double glazed window to the rear and a radiator.

## KITCHEN

2.70m x 2.49m (8'10" x 8'2")

Having worktop surfaces, cupboards, a sink unit, double glazed window to the side elevation and space for white goods.

## REAR LOBBY / WC

2.61m x 2.22m (8'6" x 7'3")

Having a radiator, double glazed frosted window to the rear elevation, part tiled walls, low level W/C and a door leading to the side elevation.

## FIRST FLOOR LANDING

Having a double glazed frosted window to the side elevation, doors leading to adjacent rooms and loft access.

## BEDROOM ONE

4.15m x 3.34m (13'7" x 10'11")

Having space for bedroom furniture, double glazed window to the front elevation and a radiator.

## BEDROOM TWO

4.00m x 3.52m (13'1" x 11'6")

Having space for bedroom furniture, double glazed window to the rear elevation and a radiator.

## Features

No Onward Chain

Detached Family Home

Off Road Parking

Close To The Town & Schools

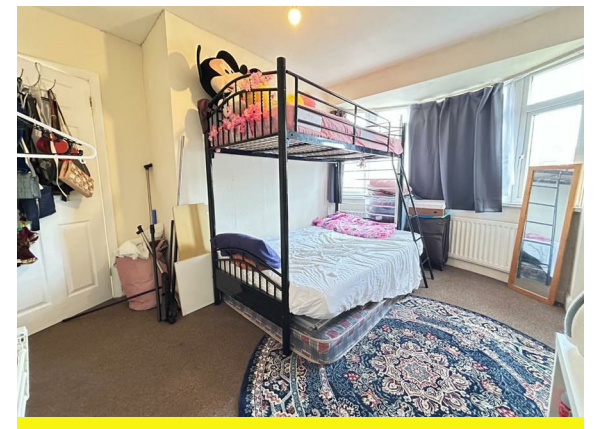
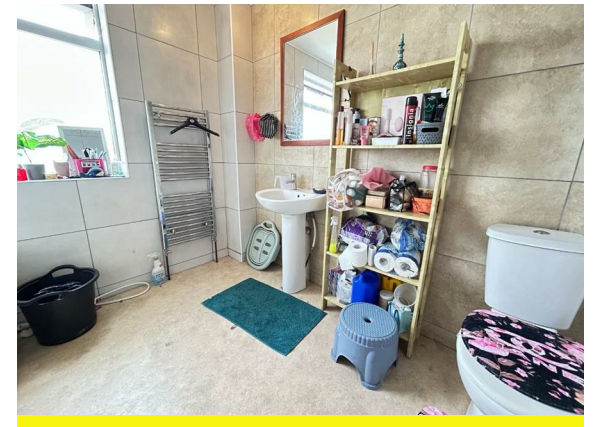
Great Sized Rear Garden

Gas Central Heating

Potential To Extend To The Rear (STPP)

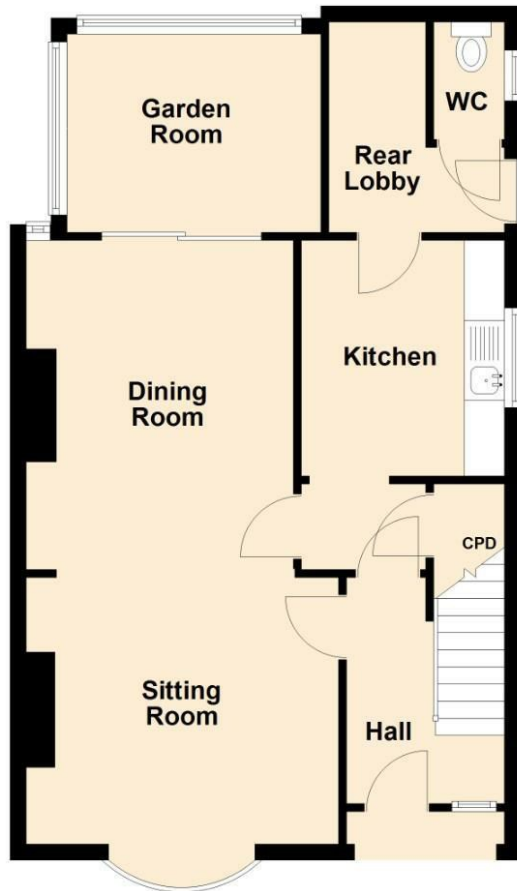
In Need Of Modernization



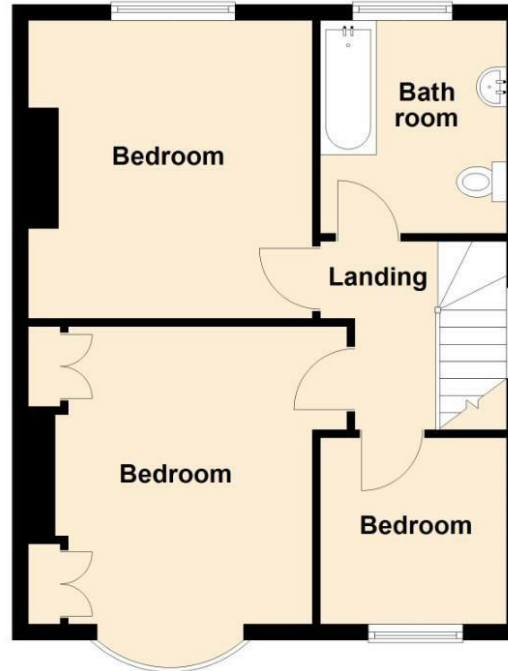


## Floorplan

### Ground Floor



### First Floor



Total area: approx. 105.4 sq. metres (1134.6 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

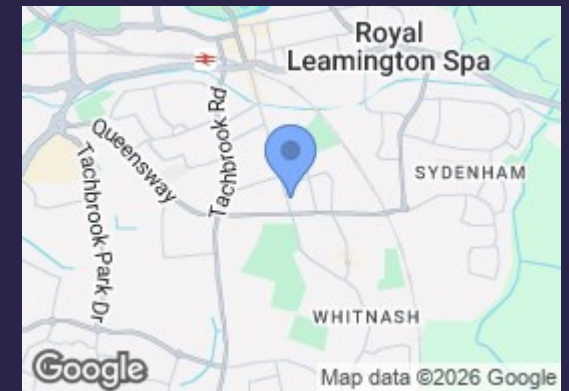
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band D - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Energy Efficiency Rating Scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current rating: 57. Potential rating: 84.

## Contact us

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## Visit us

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