



Connells

Tachbrook Street
Leamington Spa



Property Description

This well-presented semi-detached home is offered to the market with no onward chain and is ideally positioned within close proximity to Leamington Spa town centre and the train station, making it perfect for commuters and those looking to enjoy all the amenities the town has to offer.

The accommodation begins with an entrance hallway, featuring stairs rising to the first floor and a door leading through to the lounge. The lounge flows seamlessly into the kitchen, creating a sociable and practical living space. From the kitchen there is access to a useful utility room, along with a lean-to which provides entry to the downstairs W/C. A further door leads out to the rear garden.

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

Externally, the rear garden has been thoughtfully arranged with a raised decking area, leading down to a paved patio - ideal for outdoor dining and entertaining. The garden also benefits from a brick-built outbuilding, which would make an excellent home office, studio, or hobby room.

Offered with no onward chain, this property presents a fantastic opportunity for first-time buyers, downsizers, or investors alike.

Approach

A paved front garden with access to the lean to through to the back garden and a door leading into the entrance hallway.

Entrance Hallway

Having stairs rising to the first floor and a door leading into the lounge area.

Downstairs W/C

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

Lounge

13' 4" max x 12' 7" max (4.06m max x 3.84m max)

Spacious lounge consisting of a television point, gas feature fireplace and a double glazed window to front elevation. a door which leads into the kitchen.

Kitchen

11' 1" x 12' 4" (3.38m x 3.76m)

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, with laminate flooring and a double glazed door leading to the rear elevation and a door leading into the utility area and to the W/C.

Utility Area

6' 10" x 4' 4" (2.08m x 1.32m)

Having a window to the rear elevation.

First Floor

Landing

The stairs lead from entrance hallway, there is access to the loft, a double glazed window to side elevation and doors to both bedrooms and the family bathroom.

Bedroom One

12' 6" max x 11' 5" max (3.81m max x 3.48m max)

Double bedroom benefitting from fitted wardrobes, a built-in cupboard, laminate flooring and a double glazed window to front elevation.

Bedroom Two

12' 10" max x 8' 7" max (3.91m max x 2.62m max)

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

Bathroom

Four piece suite fitted with a wash hand basin, bath with shower over, separate shower cubicle and a low level W.C Having tiled flooring, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Having a door from the kitchen area which leads onto a raised decking area with steps leading to a paved patio area with fence and walled to the boundaries, this then leads to the brick built outbuilding.

Outbuilding

Connells advise internal inspection of the outbuilding is yet to be carried out.

Parking

On street parking.

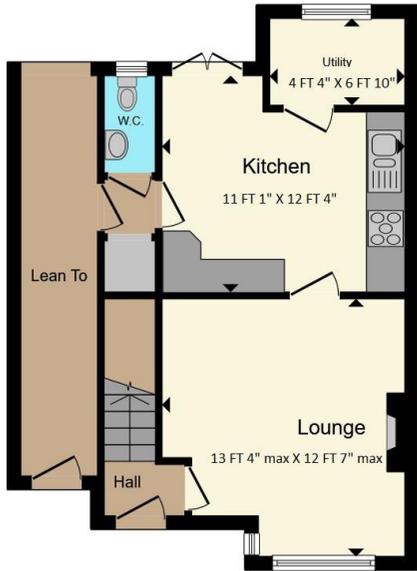
Agent's Note

The current seller owns 50% share. Due to there being a short lease, the property is solely being sold at the 100% - full ownership. Stonewater Housing Group have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Stonewater Housing Group to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold, service charges may apply. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

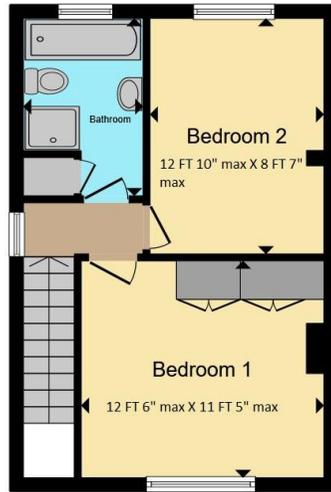
Seller's Comments

2-bedroom properties do not really come as big as this one nowadays it offers so much space and also what the modern-day buyer is looking for, downstairs W/C, utility room, open kitchen/dinning that opens up to the outdoor space. Summer days being able to sit on the decking and drink coffee in the morning was blissful. Although the house is situated by an alley it was a quiet location and the noise was really minimal . There is always parking close to the house and for any first time buyers this house has a lot to offer with the size and layout.

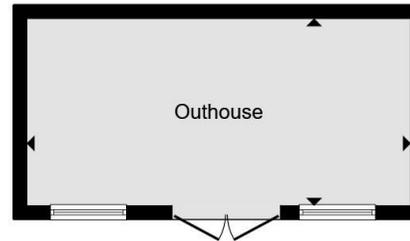




Ground Floor



First Floor



Outbuilding

Total floor area 94.3 m² (1,015 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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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/SPA314777

Tenure: Freehold



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Property Ref: SPA314777 - 0003