



Connells

St. Margarets Road
Leamington Spa

St. Margarets Road Leamington Spa CV31 2NS

for sale offers over
£300,000



Property Description

This well presented three bedroom semi detached home is ideally situated in the popular area of South Leamington, offering convenient access to a range of local amenities as well as the town centre.

The property welcomes you with a bright entrance hallway leading through to a spacious lounge, perfect for evening relaxation. To the rear, a spacious open plan kitchen diner provides an excellent family space, complemented by a useful utility area.

Upstairs, the first floor offers three well proportioned bedrooms, all benefiting from fitted storage, along with a family bathroom.

Externally the property boasts a generous rear garden, ideal for outdoor enjoyment and driveway parking to the front.

Offered for sale with no onward chain, this home is perfect for first time buyers, families or investors.

Approach

The property is set back from the road behind the lawned fore garden and driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. There is tiled flooring, a radiator and doors to the lounge and kitchen diner.

Lounge

Spacious, light and airy lounge having a radiator, a double glazed bay window to front

elevation and a door to the kitchen/diner.

Kitchen/Diner

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an eye-level double, electric oven, induction hob with cookerhood over and a dishwasher, whilst providing space for a fridge/freezer. Comprising a breakfast bar, pantry cupboard, tiled flooring, a radiator, a door to the utility and two double glazed windows to rear elevation.

Utility Area

Housing the central heating boiler and providing space for a washing machine. With doors to front and rear elevations.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One

Double bedroom benefiting from a fitted wardrobe, a radiator and a double glazed bay window to front elevation.

Bedroom Two

Double bedroom having a fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Three

With a fitted cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls and a double glazed window to rear elevation.

Outside

Rear Garden

Generous rear garden being mainly laid to lawn and fence enclosed, with a decking area.

Store

Useful store accessed from the utility.

Parking

Driveway parking to the front of the property.

Agent' Note

The property is of non-standard construction. It should be noted that this form of construction is not classed as defective under the Housing Defects Act 1984. Please enquire with the branch for further details.

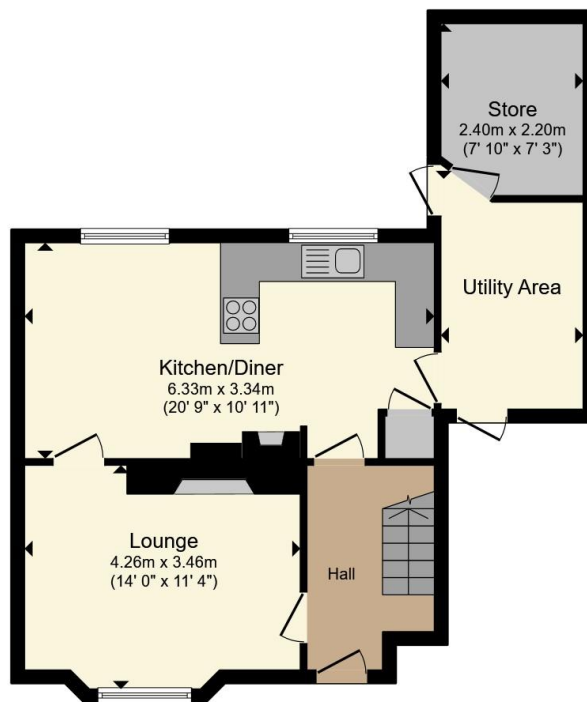
Buyer Aml Fee

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.

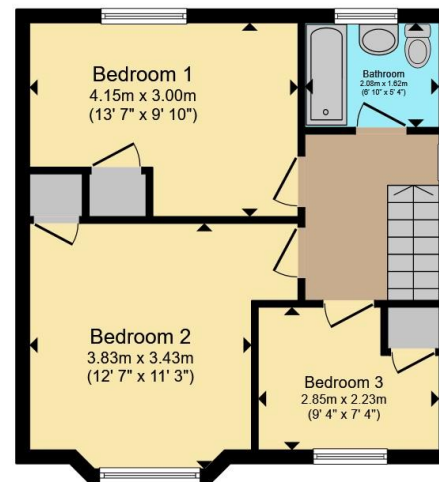








Ground Floor



First Floor

Total floor area 97.7 m² (1,052 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

Connells

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LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315167



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