



Connells

Kennan Avenue
Leamington Spa



Property Description

This well-presented three-bedroom family home is ideally situated just 0.3 miles from Leamington Spa Train Station, offering excellent commuting links to London and making it an ideal choice for commuters and families alike.

The property is entered via a welcoming entrance hallway with stairs rising to the first floor. To the left is a spacious lounge featuring a wood burner, creating a warm and cosy focal point, along with a useful storage cupboard. From here, the accommodation flows through to a kitchen diner, which is fitted with a door providing direct access to the garden, perfect for family living and entertaining.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a generous rear garden featuring a substantial veranda providing shade and an ideal space for outdoor dining, a lawn with established shrubs and an outbuilding complete with a wood burner, making it an excellent option for a home office, studio or snug. With a separate shed offering additional storage.

To the side of the property is a passage way/lean-to, which has previously been used as a utility area with plumbing in place for a washing machine and provides access through to the front of the home.

The property benefits from solar pv panels which are owned outright by the current seller.

Offered to market with no onward chain, this is a fantastic opportunity to purchase a family

home in a highly convenient and sought-after location.

Approach

Via pathway leading to the front door.

Entrance Hallway

With stairs rising to the first floor and a door leading to the lounge.

Lounge

12' 10" max x 13' 2" max (3.91m max x 4.01m max)

Light and airy lounge consisting of a log burner, a television point, a built-in storage cupboard, a radiator, a double glazed window to front elevation and a door to the kitchen.

Kitchen/Diner

9' 5" x 16' 10" (2.87m x 5.13m)

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 a double electric oven, induction hob with extractor fan over and a dishwasher, whilst providing space for a fridge/freezer. With tiled flooring, a radiator, double glazed windows to rear and side elevations and French doors leading to the garden.

First Floor

Landing

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

Bedroom One

12' 10" max x 9' 6" max (3.91m max x 2.90m max)

Double bedroom benefitting from a built-in storage cupboard, a radiator and a double glazed window to front elevation.

Bedroom Two

13' 2" x 7' 9" max (4.01m x 2.36m max)

Double bedroom having a built-in storage cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Three

8' 1" x 9' 8" (2.46m x 2.95m)

With a radiator and a double glazed window to rear elevation.

Bathroom

Four piece suite, fitted with a wash hand basin, a bath, separate shower cubicle and a low level W/C. Having fully tiled walls, a heated towel rail and double glazed windows to front and rear elevations.

Outside

Lean To

Providing space and plumbing for a washing machine and space for a chest freezer. With access to the front of the property as well as the garden.

Rear Garden

Good size two tier garden. Comprising a patio/seating area with steps leading up to the lawn area which includes a shed and access to the outbuilding. Being fully fence enclosed with a substantial veranda perfect for outdoor dining.

Outbuilding

7' 6" x 16' 4" (2.29m x 4.98m)

Generously sized, having power and a log burner.

Parking

On street.

Agent' Note

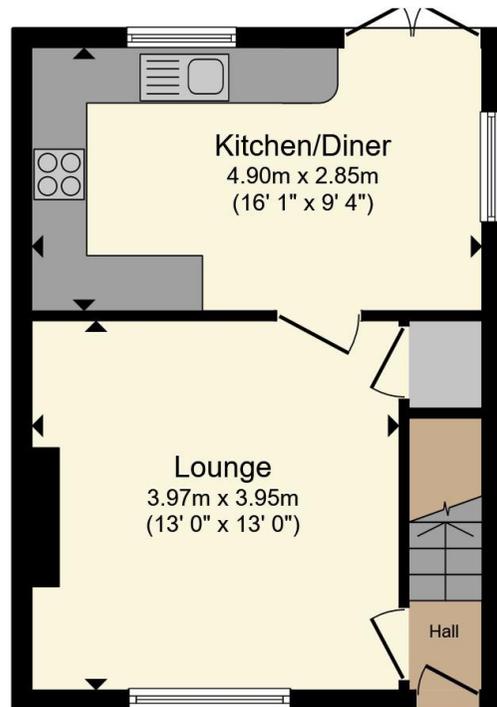
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Seller's Comments

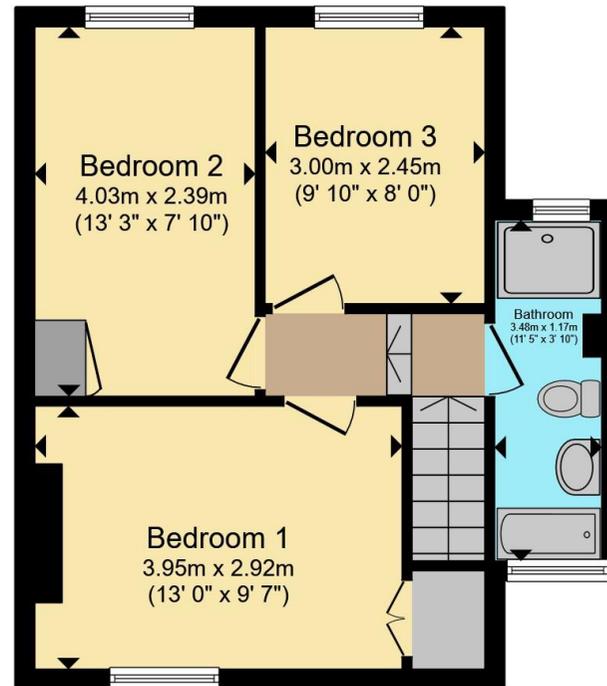
We have had many happy years living on Kennan Avenue. These are really well-made houses with lovely big gardens. They're basically semi-detached with the link-bathrooms added later. We hope the new owners benefit from the home-improvements that we added: the modern kitchen and bathroom, the garden cabin, the large canopy over the patio, and the solar panels.







Ground Floor



First Floor

Total floor area 72.8 m² (784 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

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax Band: B

Tenure: Freehold

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