



Connells

Bladon Walk
Leamington Spa



Property Description

Situated in a popular residential area of Sydenham, Leamington Spa, this well-presented mid-terrace home enjoys a pleasant position overlooking a communal green to the front.

The property is entered via an inviting entrance hallway with stairs rising to the first floor. To the ground floor, there is a convenient downstairs cloakroom, a comfortable lounge positioned to the front aspect, and a spacious kitchen/diner to the rear, offering an ideal space for both everyday living and entertaining. The kitchen/diner benefits from doors opening out to the rear garden, allowing for a seamless connection between indoor and outdoor spaces.

To the first floor, the property comprises three well-proportioned bedrooms and a main family bathroom.

Externally, the rear garden provides a private outdoor space, while the attractive communal green to the front enhances the overall setting of the home.

This property would make an excellent choice for families, first-time buyers, or investors alike, being ideally located for local amenities, schools, and transport links. Being sold with no onward chain.

Approach

Via communal pathway leading to the front door.

Entrance Hallway

With stairs rising to the first floor, a built-in storage cupboard, laminate flooring and doors

to, lounge, kitchen and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, W/C, a radiator and a double glazed window to side elevation.

Lounge

Spacious, light and airy lounge consisting of a radiator and a double glazed window to front elevation.

Kitchen Diner

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and housing the combi-boiler. Comprising two radiators, laminate flooring, a double glazed window to rear elevation and a door leading to the garden.

First Floor

Landing

The stairs lead from the hallway to the first floor and having doors to all bedrooms and bathroom.

Bedroom One

Double bedroom benefitting from a fitted and built-in wardrobe and double glazed window to front elevation.

Bedroom Two

Double bedroom and double glazed window to rear elevation.

Bedroom Three

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

Bathroom

Three piece suite fitted with a wash hand basin, P-shaped bath with shower over and a W/C. Having fully tiled walls and a double glazed window to front elevation.

Outside

Rear Garden

Good size garden being paved, with access to the garage and a gate leading to the rear.

Parking

Available in front of the garage.

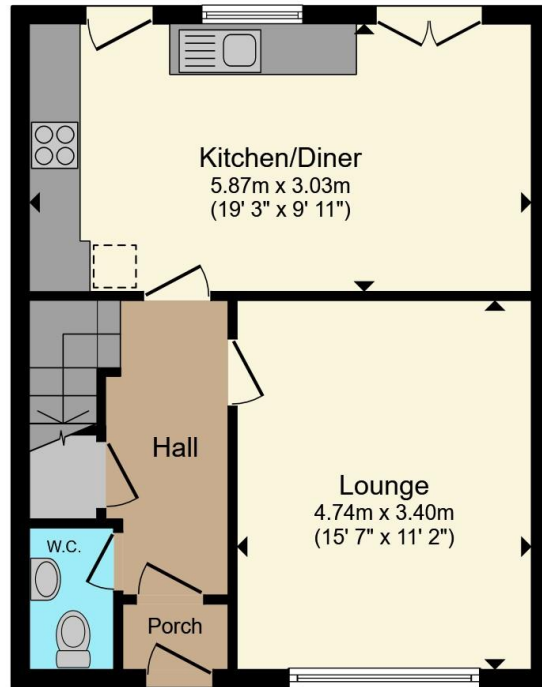
Garage

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

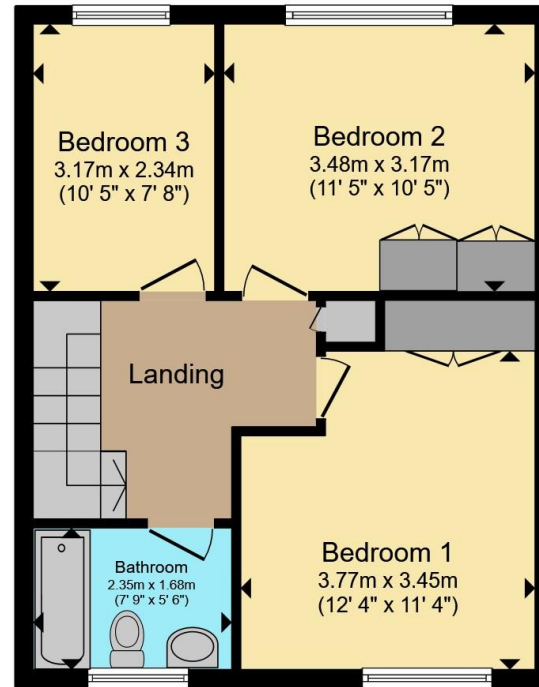








Ground Floor



First Floor

Total floor area 90.6 m² (975 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



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: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314604



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314604 - 0003