



Connells

Buckley Road
Leamington Spa



Property Description

Situated in the highly sought-after area of North Leamington, this well-presented three-bedroom semi-detached home is conveniently located within easy reach of the town centre and a range of local amenities.

Benefiting from an updated kitchen and bathroom, the property offers well-appointed accommodation throughout. The ground floor comprises a welcoming entrance hallway, a spacious lounge, a modern fitted kitchen, and a useful utility room. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property enjoys a generous and private rear garden, providing an ideal space for outdoor entertaining, family activities, or simply relaxing. This attractive home is ideally suited to families, first-time buyers, and those seeking a desirable residential location close to the heart of Leamington Spa.



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.

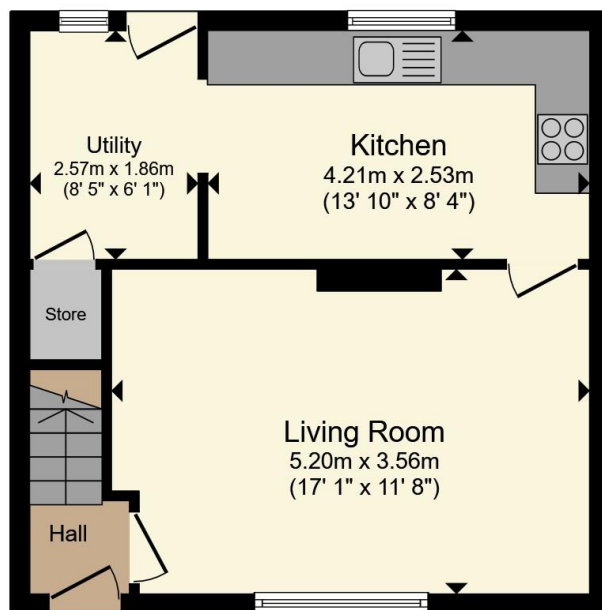
Agent's Note

The property is currently not registered for council tax purposes due to ongoing Air B&B business usage. We would advise to make enquiries with the local authority regarding banding the property for residential use.

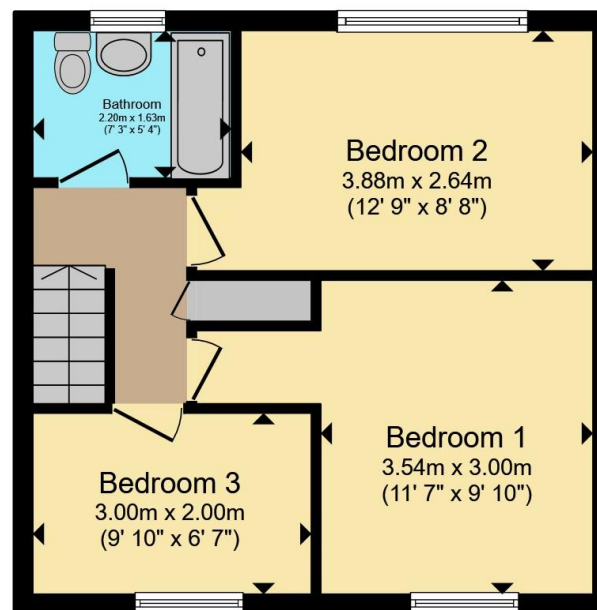








Ground Floor



First Floor

Total floor area 76.8 m² (826 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

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: D Council Tax
Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315265



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.

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