



**Connells**

Davidson Avenue  
Leamington Spa



### Property Description

A charming and beautifully presented, mid-terrace property in Davidson Avenue, Leamington Spa.

This delightful two bedroom plus study/potential third bedroom, is ideally located within walking distance of the town centre and train station.

Conveniently positioned within easy access of local shops, amenities and parks, whilst also benefitting from nearby schools such as; Shrubland Street Community Primary School, Kingsway Community Primary School and Campion School, to name but a few.

In brief this home features a spacious lounge and modern fitted kitchen on the ground floor. With two bedrooms, home office/potential third bedroom and family bathroom on the first floor.

Externally the property benefits from a generously sized rear garden and a driveway to the front providing off road parking.

This property would make a great choice for first time buyer, downsizers and investors.

### Approach

Via driveway.

### Entrance Hallway

Having a radiator and a door leading to the kitchen.

### Kitchen

11' 9" max x 12' 6" ( 3.58m max x 3.81m )

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, electric hob with cooker hood over, a dishwasher and an under counter fridge/freezer, whilst providing space for a washing machine. Housing the central heating boiler and comprising a vertical radiator, laminate flooring, a double glazed window to front elevation and a door to the lounge.

### Lounge

13' 4" max x 11' 9" ( 4.06m max x 3.58m )

Spacious, light and airy lounge with stairs rising to the first floor, two vertical radiators and double glazed sliding patio doors leading to the garden.

## First Floor Landing

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

## Bedroom One

11' 9" x 7' 9" plus door recess ( 3.58m x 2.36m plus door recess )

Double bedroom having a radiator and a double glazed window to front elevation.

## Bedroom Two

9' 8" x 6' 1" ( 2.95m x 1.85m )

Having a built-in cupboard, a radiator and a double glazed window to rear elevation.

## Home Office/Bedroom Three

5' 6" x 6' 7" ( 1.68m x 2.01m )

With radiator and a double glazed window to rear elevation.

## Bathroom

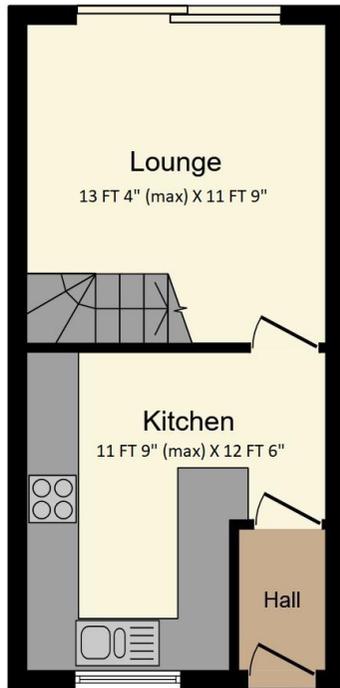
White three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and drencher shower over and a low level W/C. Having fully tiled walls, a fitted towel rail and fitted storage.

## Outside

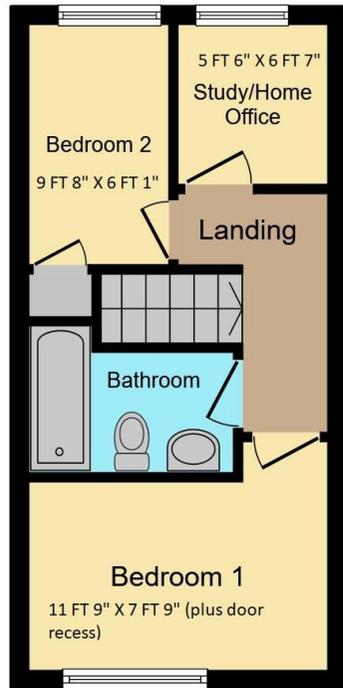
### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a patio area and gated rear access.





**Ground Floor**



**First Floor**

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](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: C

**view this property online [connells.co.uk/Property/SPA314826](http://connells.co.uk/Property/SPA314826)**

Tenure: Freehold



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Property Ref: SPA314826 - 0007