



Connells

Scott Road
Leamington Spa



Property Description

Located in the ever-popular area of South Leamington, this three-bedroom semi-detached home is ideally positioned within easy reach of the town centre and Leamington Spa train station. Offering an excellent opportunity for purchasers to renovate and personalise to their own taste, the property provides generous and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hallway, a comfortable lounge, a kitchen diner, a separate study or third bedroom and a convenient downstairs cloakroom. To the first floor are two well-proportioned double bedrooms, the family bathroom and a useful storage area with restricted head height.

Externally, the property benefits from a generous and private rear garden, ideal for outdoor enjoyment, along with a driveway to the front providing off-road parking. This home represents an exciting opportunity in a sought-after location with excellent local amenities and transport links nearby.

Approach

The property is set back from the road behind the driveway with the entrance to the side elevation.

Entrance Hallway

Welcoming entrance hallway with a double

glazed window to side elevation, stairs rising to the first floor, a built-in storage cupboard, a radiator and doors to the lounge, kitchen diner, study and cloakroom and a door out to the rear garden.

Downstairs Cloakroom

Fitted with a W/C and a double glazed window to rear elevation.

Study/Third Bedroom

9' 6" max x 6' 6" (2.90m max x 1.98m)

Having a radiator and a double glazed window to front elevation.

Lounge

15' x 11' 9" max into alcove (4.57m x 3.58m max into alcove)

Spacious, light and airy lounge consisting of a feature fire place, picture rails, a radiator and a double glazed window to front elevation.

Kitchen Diner

12' 8" x 12' 5" max (3.86m x 3.78m max)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and gas hob, whilst providing space for other appliances. Comprising an under stairs storage cupboard, a radiator and a double glazed window to rear elevation.

First Floor

Landing

The stairs lead from the hallway. With doors to both bedrooms and the family bathroom.

Bedroom One

11' 9" max x 11' 4" (3.58m max x 3.45m)

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

Bedroom Two

9' 6" x 11' 9" max into alcove (2.90m x 3.58m max into alcove)

Double bedroom comprising a fitted cupboard housing the central heating boiler, a built in alcove with rail, a radiator and a double glazed window to rear elevation. With access to the storage area.

Storage Area

6' 6" restricted head height x 9' 3" restricted head height (1.98m restricted head height x 2.82m restricted head height)

Accessed via bedroom two, a useful storage area comprising a window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath and W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Private and mature rear garden being mainly laid to lawn and fence enclosed, with planted borders and a patio area.

Shed

10' 4" x 7' 8" (3.15m x 2.34m)

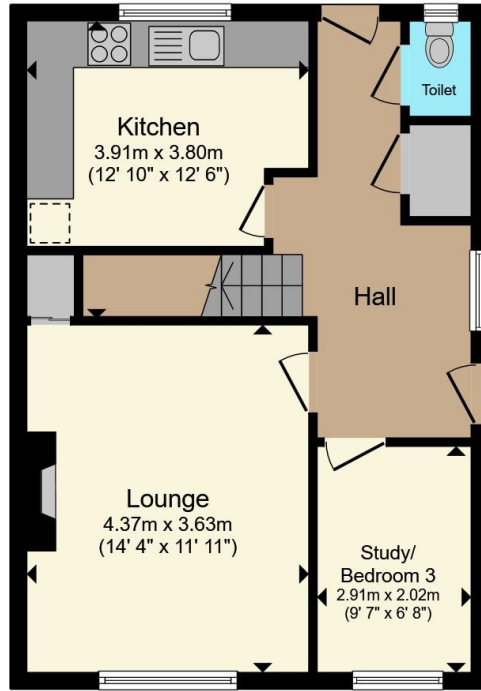
To the side of the property with gate a gate to the front elevation.

Parking

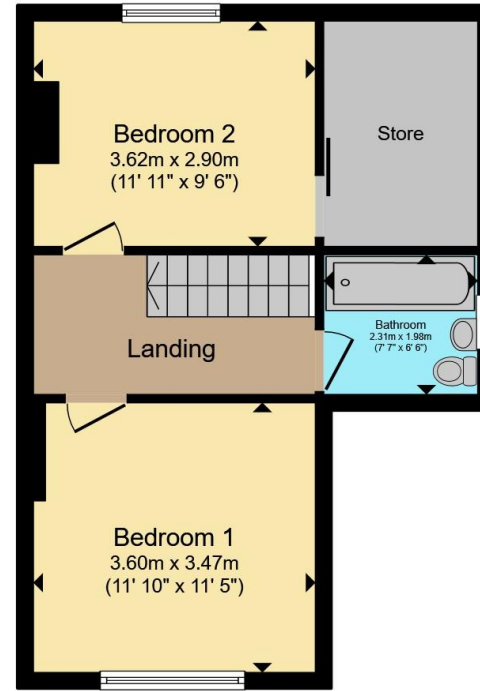
Driveway providing off road parking for two cars with a car port.







Ground Floor



First Floor

Total floor area 88.1 m² (948 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: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314842



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: SPA314842 - 0003