





Property Description

Situated in a highly sought-after location within easy reach of Leamington Spa Train Station and the town centre, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and professionals alike.

To the front of the property, a driveway provides off-road parking and leads to the covered entrance door. Upon entering, the hallway features stairs rising to the first floor and a door leading into the comfortable lounge. The lounge flows seamlessly through to the spacious kitchen/diner positioned at the rear of the property, creating an excellent space for both everyday living and entertaining.

Leading from the kitchen is a useful lean-to, which provides access to the rear garden and a convenient downstairs WC.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. There are two further bedrooms and a family bathroom serving the remaining accommodation.

Externally, the property enjoys a good-sized rear garden, which is predominantly laid to lawn and provides ample space for outdoor enjoyment. Positioned at the end of the garden is an impressive garden room, currently utilised as a home gym, offering a versatile space that could also be used as a home office, studio or hobby room.

Conveniently located close to Leamington Spa Train Station, local amenities and the town centre,

Location & Amenities

The property occupies a convenient position in the popular south side of Leamington Spa, with excellent access to a wide range of local amenities and transport links.

Leamington Spa railway station is approximately 0.3 miles away, making it easily accessible on foot and particularly convenient for commuters. The station offers regular rail services to destinations including Coventry, Birmingham and London.

The centre of Leamington Spa and the famous Parade are also within easy walking distance, providing an excellent choice of shops, cafés, restaurants, bars and everyday amenities. There are a number of local shops and supermarkets close by, including Morrisons on Old Warwick Road.

The area is well served by local bus services, while a number of schools and recreational facilities are also within easy reach. Victoria Park and the attractive parks and gardens of central Leamington Spa provide nearby green spaces for walking and leisure.

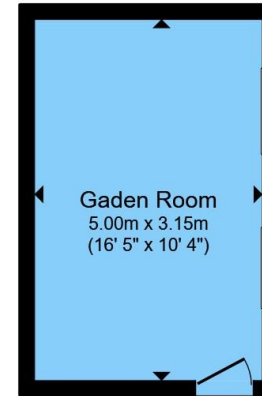
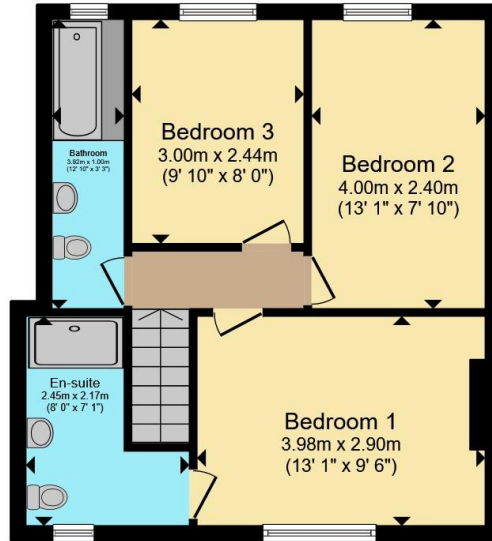
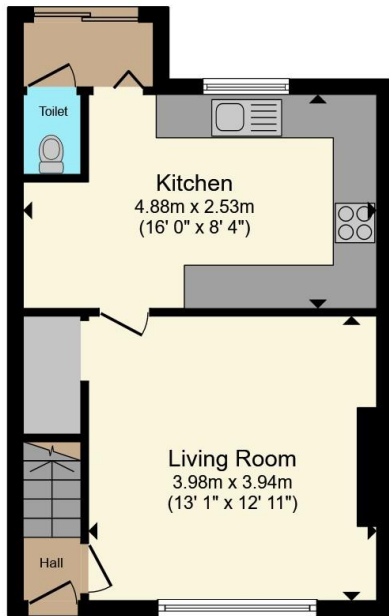
For those commuting by road, the property also benefits from convenient access to the surrounding road network, with the M40 approximately 10 minutes away by car.

Overall, the location combines the convenience of being close to Leamington Spa town centre and railway station with easy access to local amenities, schools, parks and transport links.

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.





Total floor area 94.6 m² (1,019 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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EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/SPA315630

Tenure: Freehold



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