



Connells

Burford Mews
Leamington Spa



Property Description

Offered for sale with no onward chain, this spacious four-bedroom semi-detached family home boasts a generous plot with a particularly good-sized rear garden, offering excellent outdoor space and exciting potential to extend (subject to the necessary planning consents). The property provides a fantastic opportunity for buyers looking to modernise and create their ideal home.

The property benefits from a driveway to the front, providing off-road parking, along with access to a single garage. A side entrance leads into the welcoming hallway. To the front of the property is a kitchen/diner, while to the rear is a well-proportioned lounge with stairs rising to the first floor and a door opening out onto the garden.

Upstairs, the first-floor landing gives access to four bedrooms and a main family bathroom, offering ample space for a growing family or flexible living arrangements.

Externally, in addition to the rear garden, the property also benefits from a detached garage, providing useful storage or potential workshop space.

This is a fantastic opportunity to acquire a home with great potential in a desirable layout, ready to be updated to your own taste.

Approach

Via a driveway to the front which has access to the garage and a door to the side leading into the entrance hallway.

Entrance Hallway

Having a built-in storage cupboard and doors

to kitchen & lounge.

Kitchen

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated washing machine, electric oven and gas hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Housing the gas central heating boiler and comprising tiled flooring and double glazes windows to front and side elevation.

Lounge

Spacious lounge consisting of laminate flooring, a radiator, a double glazed window to rear elevation, stairs rising to the first floor and a door leading to the garden.

First Floor

Landing

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

Bedroom One

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

Bedroom Two

Double bedroom with laminate flooring, a radiator and a double glazed window to rear elevation.

Bedroom Three

With a double glazed window to front elevation.

Bedroom Four

With a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin and vanity unit, a bath with shower over and a low level W/C. Having partly tiled walls, tiled flooring, a radiator, a double glazed window to front elevation and a cupboard housing the hot water tank.

Outside

Rear Garden

Good size garden having huge scope for either extending or landscaping, to the end of the garden is a workshop/storage area.

Workshop/Storage

Connells advise internal inspection is yet to be carried out.

Parking

Block paved driveway providing off road parking.

Garage

Single garage with an power and light and an up and over door located from the driveway to the front,

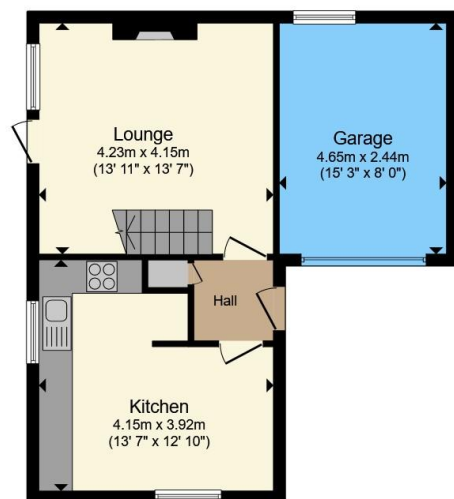
Buyer Aml Fee

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.

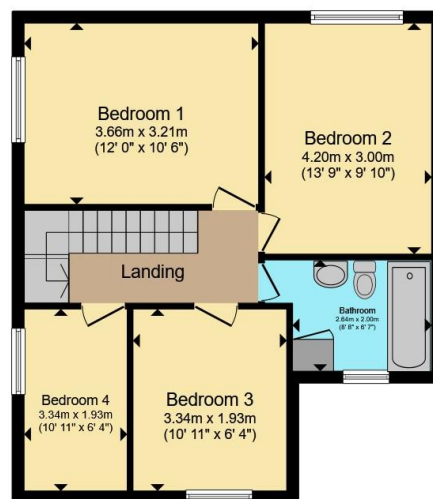




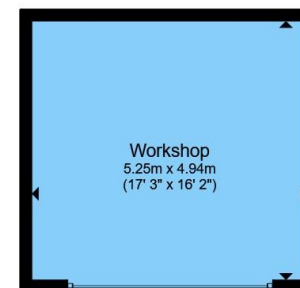




Ground Floor



First Floor



Workshop

Total floor area 126.9 m² (1,366 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

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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