



Connells

Queensway
Leamington Spa



Property Description

A spacious three bedroom 1950s end terrace home, ideally located within easy reach of the Shires Retail Park, Leamington Spa and Warwick.

Offering spacious accommodation throughout, the property comprises a welcoming entrance hallway leading into the open plan lounge dining room, which flows through to the fitted kitchen and a convenient downstairs shower room.

To the first floor are three well proportioned bedrooms along with a modern family bathroom.

Externally the property benefits from a driveway providing off road parking for two vehicles. To the rear is a low maintenance garden, ideal for outdoor seating along with a useful store room.

An ideal family home, first time purchase or investment opportunity in a popular and convenient location!

Approach

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

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor with an under stairs storage cupboard. Comprising a radiator and doors to the lounge/diner and the kitchen.

Lounge/Diner

16' 1" max x 17' 5" max (4.90m max x 5.31m max)

Spacious, light and airy lounge, having a radiator, double glazed windows to front and side elevations, with an archway to the kitchen.

Kitchen

10' 5" x 10' 11" (3.17m x 3.33m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. Providing a fitted cooker hood, space for oven, plumbing for dishwasher and space for a fridge/freezer. Consisting of a pantry cupboard, a radiator, a double glazed window to rear elevation and access to the inner hallway.

Inner Hallway

Providing access to the utility area and with doors to the side and the downstairs shower room.

Downstairs Shower Room

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having a radiator and a double glazed window to side elevation.

Utility Area

Providing space and plumbing for a washing machine and space for a fridge. Having a radiator.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard, a double glazed window to side elevation and access to the loft. With doors to all bedrooms and the main family bathroom.

Bedroom One

13' 11" x 10' 5" (4.24m x 3.17m)

Double bedroom having a radiator, built in wardrobe and a double glazed window to front elevation.

Bedroom Two

10' 6" x 11' 1" (3.20m x 3.38m)

Double bedroom having a fitted wall unit for storage, radiator, built in wardrobe and two double glazed windows to rear elevation.

Bedroom Three

9' 9" x 6' 8" (2.97m x 2.03m)

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

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin with vanity unit, a bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Being laid to hard paving and fully fence enclosed. Having gated side access and access to the store room.

Store Room

Useful storage room with window to the rear and a door from the garden.

Parking

Driveway to front providing off road parking for two cars.









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.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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