



Connells

St. Helens Road
Leamington Spa



Property Description

A spacious three-bedroom link-detached home situated in a highly sought-after location, conveniently within easy reach of the town centre and train station.

This attractive property has been thoughtfully improved by the current owners, including the installation of new windows and carpets throughout, offering well-maintained and spacious accommodation ideal for modern living.

The ground floor begins with a welcoming entrance hallway leading to a bright bay-fronted lounge, perfect for relaxing. A generous dining room provides an excellent space for entertaining, while the separate kitchen offers practicality and potential for further personalisation.

To the first floor, the property boasts three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. A family bathroom is complemented by a separate W/C for added convenience.

Externally, the rear enjoys a private, low-maintenance courtyard-style garden, ideal for outdoor seating. To the front, a driveway provides off-road parking for multiple vehicles.

Approach

The property is set back from the road behind the paved driveway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors off to the lounge, dining room and kitchen.

Lounge

Spacious bay-fronted lounge having a radiator and feature fireplace.

Dining Room

Generous dining room comprising two radiators, and double glazed bi fold doors leading to the garden.

Kitchen

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 units. There is an integrated, eye-level electric oven, six ring gas hob with cooker hood over, whilst providing space for a washing machine and space for a fridge/freezer. With a pantry cupboard and a double glazed window and door to the side elevation.

Cloakroom

Accessed via the covered walk way to the side of the property comprising a low level W.C and housing the central heating boiler.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation and doors to all bedrooms and the wet room and the separate W/C.

Bedroom One

Bay-fronted, double bedroom having two fitted wardrobes with drawers and a radiator.

Bedroom Two

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

Bedroom Three

Comprising a radiator, a fitted wardrobe and a double glazed window to front elevation.

Wet Room

Two piece suite fitted with a wash hand with vanity unit and a walk-in shower. With a double glazed window to side elevation.

Separate W/C

Fitted with a low level W/C, fully tiled walls and a double glazed window to side elevation.

Outside

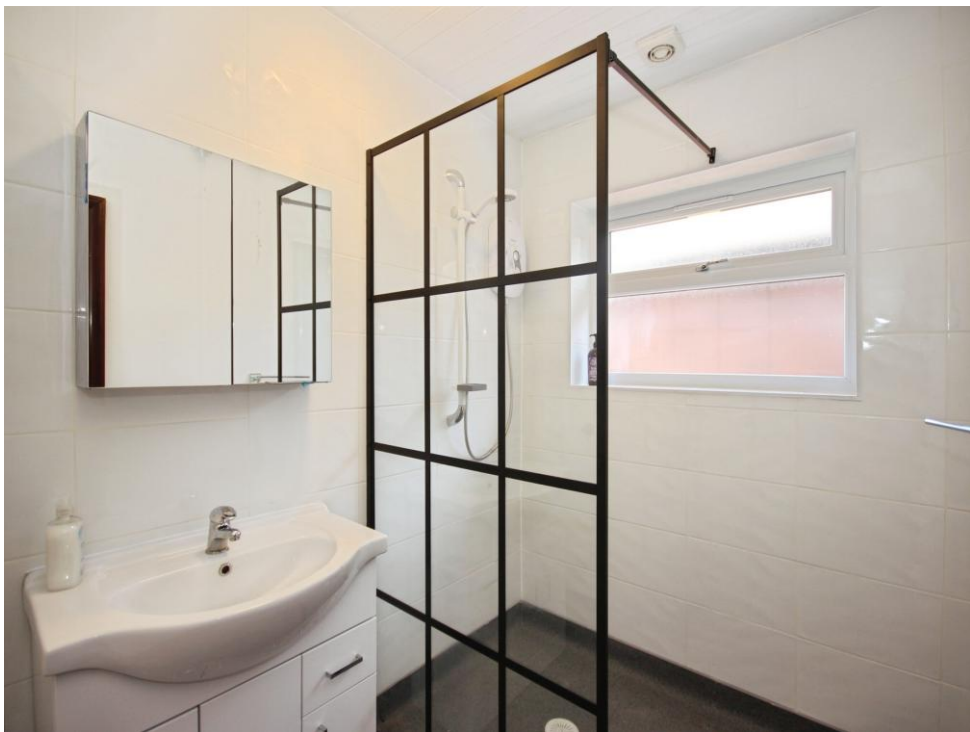
Courtyard Garden

Landscaped courtyard garden being mainly laid to gravel and fence and wall enclosed.

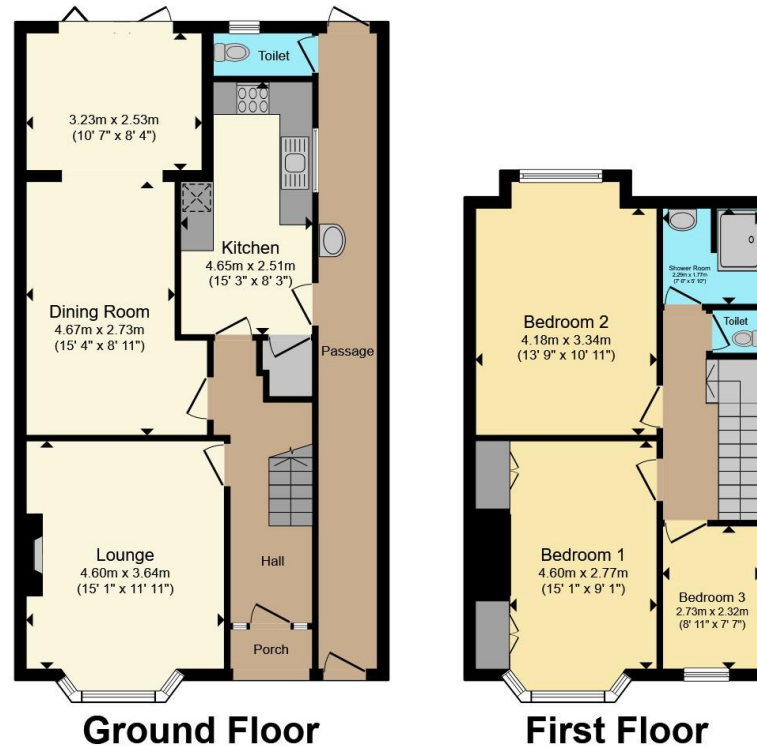
Parking

Driveway providing off road parking.









Total floor area 122.4 m² (1,317 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: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315290



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: SPA315290 - 0004