



**Connells**

Stretton Crescent  
Leamington Spa

# Stretton Crescent Leamington Spa CV31 2PH

for sale offers over  
**£250,000**



## Property Description

A well-presented two double bedroom semi-detached home, ideally located in South Leamington Spa, within easy reach of local amenities and the town centre.

This property would make an excellent first-time purchase or investment opportunity.

The accommodation comprises a spacious lounge and a modern fitted kitchen, providing practical and comfortable living space. To the first floor are two double bedrooms, one benefiting from fitted wardrobes, along with a modern family bathroom.

Externally, the property enjoys a wrap-around garden, offering excellent potential for extension or further landscaping, subject to the relevant planning permissions.

The property also benefits from a newly installed fibre optic internet connection. A superb opportunity to acquire a home in a popular and convenient location.

## Approach

The property is set back from the road behind the lawned fore garden with a pathway leading to the front entrance.

## Entrance Hallway

With stairs rising to the first floor, a radiator and a door leading to the lounge.

## Lounge

11' 6" max x 14' 8" ( 3.51m max x 4.47m )

Spacious, light and airy lounge consisting of a radiator, a double glazed window to front

elevation and a door to the kitchen/diner.

## Kitchen/Diner

7' 6" x 17' 9" ( 2.29m x 5.41m )

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, stainless steel, sink and drainer unit. Integrated appliances include an electric oven, gas hob with a cooker hood over and a washing machine, whilst providing space for a fridge/freezer and dishwasher. Housing the gas central heating boiler and comprising an under stairs storage cupboard, a double glazed window to rear elevation and a door leading to the garden.

## First Floor

enquire with the branch for further details.

### Landing

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

### Bedroom One

9' 3" x 14' 9" ( 2.82m x 4.50m )

Double bedroom with a built-in storage cupboard, a radiator and a double glazed window to front elevation.

### Bedroom Two

8' 5" to wardrobes x 11' 3" ( 2.57m to wardrobes x 3.43m )

Double bedroom benefitting from two fitted wardrobes, a built-in storage cupboard, a radiator and a double glazed window to rear elevation

### Bathroom

White three piece suite fitted with a wash hand basin with vanity unit, a bath with mixer taps and shower over and a low level W/C/ Having fully tiled walls, tiled flooring, a fitted towel rail and a double glazed window to rear elevation.

### Outside

#### Rear Garden

Well-maintained wrap around garden being mainly laid to lawn and fence enclosed, with a patio area, shed and gated side access.

#### Agent's Note

The property is of non-standard construction. It should be noted that this form of construction is not classed as defective under the Housing Defects Act 1984. Please

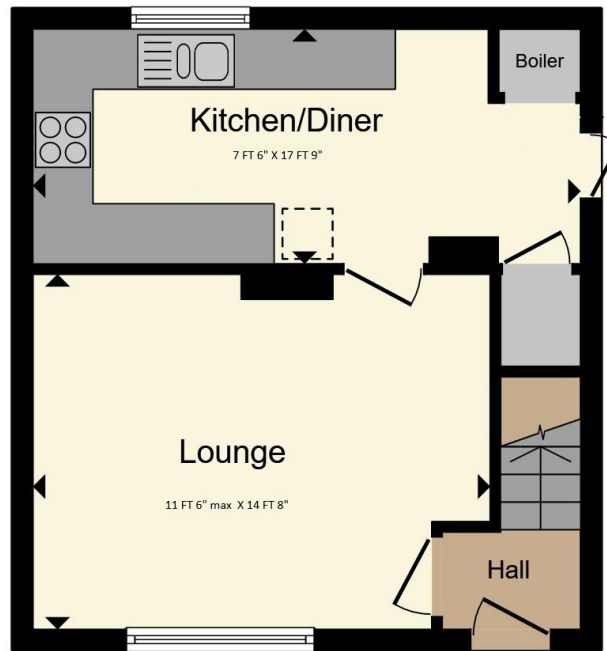
### Seller's Comments

It was a great property that we are able to get as a first time home buyer. We had a 3 days old baby when we moved in and it was a good home for us. We now have the opportunity to move up the ladder as we need an extra room but this property has a great potential to be expanded and to turn the front garden into a driveway. It has a big garden and spacious bedrooms which is why we bought it. Location is also quite nice.

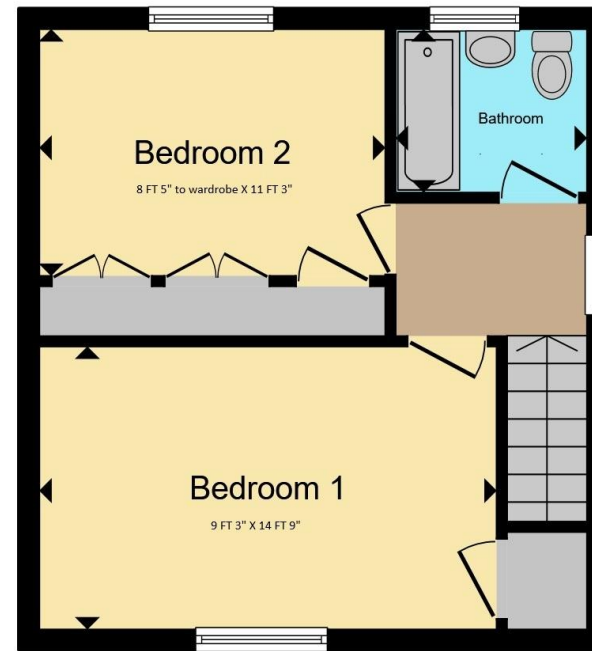








**Ground Floor**



**First Floor**

Total floor area 65.3 m<sup>2</sup> (703 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA315028](http://connells.co.uk/Property/SPA315028)**



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.

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