



**Connells**

Barton Crescent  
Leamington Spa



## Property Description

Four bedroom three story townhouse - excellent renovation opportunity!

Offered for sale is this four bedroom, three story townhouse, presenting an excellent opportunity for renovation and improvement. The property offers generous and flexible accommodation arranged over three floors.

To the ground floor the property comprises a kitchen diner, cloakroom, wet room and a forth bedroom, ideal for guests for versatile family use. The first floor features a spacious lounge and a second double bedroom. To the second floor are two further well proportioned double bedrooms, along with a family bathroom and separate W/C.

Externally the property benefits from driveway parking for one vehicle. To the rear is a patioed garden providing low maintenance outdoor space.

Well located, the property is within easy reach of local amenities and reputable schools making it an ideal purchase for investors or buyers looking to create a family home to their own specification.

## Approach

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

## Entrance Hallway

With stairs rising to the first floor and doors to the kitchen diner, forth bedroom, wet room and cloakroom.

## Kitchen Diner

14' 2" max x 12' 2" ( 4.32m max x 3.71m )  
Fitted with wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. Providing space for white goods/appliances and comprising a window to the rear elevation and a door leading to the garden.

## Bedroom Four

15' 5" x 7' 9" ( 4.70m x 2.36m )  
Double bedroom with a window to the front elevation.

## Downstairs Cloakroom

Fitted with a wash hand basin and low level W/C.

## Shower Room

Separate shower room fitted with a shower.

## First Floor

### First Floor Landing

The stairs lead from the hallway, with stairs rising to the second floor and doors off to the lounge and second bedroom.

### Lounge

17' 1" max x 13' 2" ( 5.21m max x 4.01m )  
Generously sized lounge, consisting of an electric feature fire place and a window to the rear elevation.

### Bedroom Three

12' 3" x 8' 9" ( 3.73m x 2.67m )  
Double bedroom with a window to the front elevation.

### Second Floor Landing

There is a storage cupboard, access to the loft via hatch and doors off to the bathroom, separate W/C and two double bedrooms.

### Bedroom One

10' 7" plus recess x 12' 2" ( 3.23m plus recess x 3.71m )  
Double bedroom having a window to the rear elevation.

### Bedroom Two

8' 9" x 12' 3" ( 2.67m x 3.73m )  
Double bedroom with a window to the front elevation.

### Bathroom

Fitted with a two piece suite and having partly tiled walls.

### Separate W/C

Fitted with a low level W/C.

### Outside

#### Rear Garden

Private rear garden being patioed and fence enclosed with gated rear access.

#### Parking

Driveway providing parking for one car.

### Agent's Note

Connells advise the heating system runs from the electric however there are currently no radiators fitted within the property.





Total floor area 111.3 m<sup>2</sup> (1,198 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: F Council Tax Band: C

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Tenure: Freehold



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