



Connells

Broadway
Leamington Spa



Property Description

A three-bedroom end terrace property located in the desirable area of Cubbington, offering an excellent opportunity for renovation and future development (subject to the necessary planning permissions).

Occupying a generous plot, this property presents excellent potential for extension and improvement, making it an ideal purchase for buyers looking to add value.

The accommodation briefly comprises of two reception rooms, a fitted kitchen, conservatory, and a useful utility area. To the first floor are three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles to the front. To the rear is a substantial, private garden, offering fantastic scope for landscaping or extending the property.

Early viewing is highly recommended to appreciate the potential on offer.

Approach

Via driveway, leading to the front door.

Dining Room

With stairs rising to the first floor, a radiator, a double glazed window to front elevation, an archway into the kitchen and a door into the lounge.

Lounge

Spacious lounge, consisting of a feature fire place, a window to the front elevation and double glazed French doors leading to the conservatory.

Kitchen

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated double electric oven, an electric hob with cooker hood over and a fridge/freezer. With a double glazed window to rear elevation and a door to the conservatory.

Conservatory

UPVC construction with a radiator, a double glazed window to rear elevation and a door into the utility room, cupboard housing the boiler and a door to the side.

Utility Room

Fitted with wall and base units with work surfaces over. There is space and plumbing for a washing machine and a window to the rear elevation.

First Floor

Landing

The stairs lead from the dining room. There is a storage cupboard, access to the loft, a double glazed window to rear elevation and doors to all bedrooms and the shower room.

Bedroom One

Double bedroom having a radiator, an alcove providing storage space and a double glazed window to front elevation.

Bedroom Two

Double bedroom benefitting from a storage cupboard, a radiator and a double glazed window to front elevation.

Bedroom Three

Double bedroom comprising a radiator and a double glazed window to the rear elevation.

Shower Room

Three piece suite fitted with a wash hand basin, a shower cubicle and a low level W/C. Having fully tiled walls, fitted towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Generous size private rear garden, being mainly laid to lawn and fence enclosed.

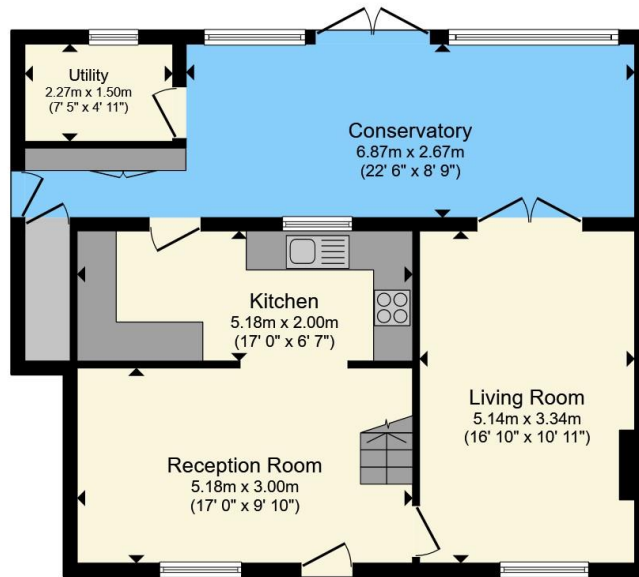
Parking

Driveway to the front of the property for two cars.

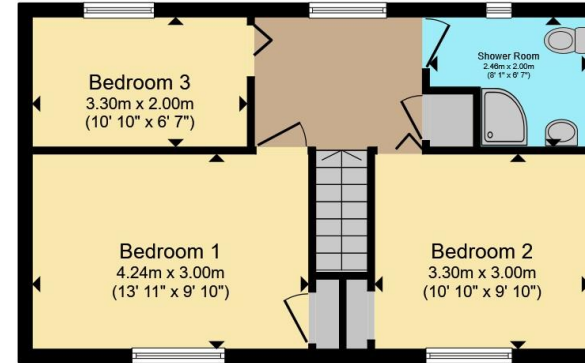








Ground Floor



First Floor

Total floor area 115.6 m² (1,244 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: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315419



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