

Connells

Rawlinson Road
Leamington Spa

Rawlinson Road
Leamington Spa CV32 7QS

for sale

Offers in excess of

£280,000







Property Description

Situated in the sought-after area of Lillington and within easy reach of Leamington Spa town centre and a wide range of local amenities, this well-presented three double bedroom mid-terrace home offers spacious and versatile accommodation ideal for families, first-time buyers and investors alike.

The accommodation briefly comprises an entrance porch, welcoming entrance hallway, spacious dining kitchen, generous lounge and a downstairs cloakroom. To the first floor are three well-proportioned double bedrooms and a modern family bathroom.

Outside, the property benefits from a beautifully landscaped rear garden, providing an attractive space for relaxing and entertaining. To the front, there is a driveway providing off-road parking for one vehicle.

Combining spacious accommodation, practical living space and a convenient location, this property presents an excellent opportunity for first time buyers, investors or families.

Location

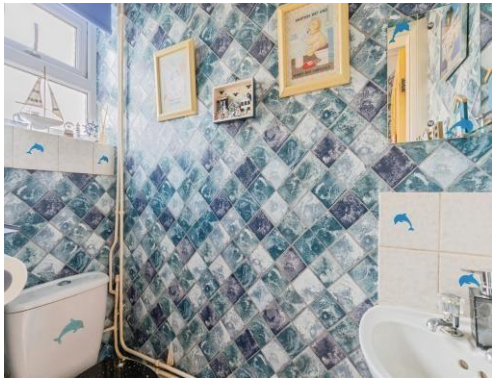
Located in the sought-after north Leamington Spa area, Rawlinson Road enjoys a peaceful residential setting while remaining within easy reach of the town centre. Residents benefit from an excellent range of nearby amenities, including local shops, supermarkets, cafés, restaurants and leisure facilities, with both Leamington Spa and neighbouring Warwick offering extensive retail and recreational options. The property is ideally positioned for families, with access to several highly regarded schools in the area, including North Leamington School and a selection of well-rated primary schools. Commuters are well served by Leamington Spa Railway Station, providing regular services to Birmingham, Coventry and London Marylebone, while the A46, A452 and M40 motorway are easily accessible, offering excellent transport links across the region. The nearby parks, green spaces and countryside walks further enhance the appeal of this desirable location.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







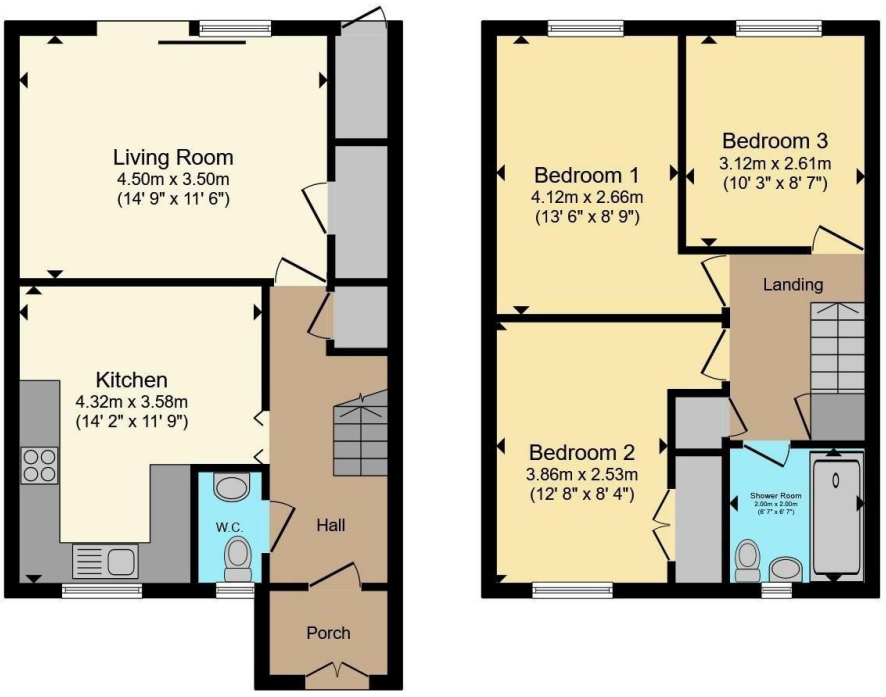







WELCOME!
to the
BATHROOM
a dog will
be with
you shortly!


THE PATIO



Ground Floor **First Floor**

Total floor area 90.2 m² (971 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

Connells

To view this property please contact Connells on

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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/SPA311881

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.