

Connells

Lee Road
Leamington Spa

Lee Road
Leamington Spa CV31 3JQ

for sale offers over
£250,000







Property Description

Offered for sale with no onward chain, this three-bedroom semi-detached family home is situated in a popular residential area of Leamington Spa and presents an excellent opportunity for families, first-time buyers, or investors alike.

The property is approached via a driveway providing off-road parking, leading to an entrance porch and into the welcoming hallway, with stairs rising to the first floor. To the left, a spacious lounge/diner provides an excellent living and entertaining space with plenty of room for both seating and dining furniture. To the rear of the property is the kitchen, which in turn leads to a useful store room. The store room benefits from doors to both the front and rear of the property and also provides access to a downstairs WC and separate shower room.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom.

Outside, the rear garden is predominantly laid to lawn and features a block-paved patio area, ideal for outdoor dining and entertaining during the warmer months.

Being sold with no onward chain, this property offers a fantastic opportunity to put your own stamp on a well-located family home within Leamington Spa.

Location

Situated in the popular Leamington Brunswick area of Royal Leamington Spa, Lee Road enjoys a convenient location within walking distance of the town centre and a wide range of everyday amenities. Residents have easy access to supermarkets including Morrisons and Aldi, along with a variety of shops, cafés, restaurants, healthcare facilities and leisure amenities. The nearby green spaces of Victoria Park and Pump Room Gardens provide excellent opportunities for recreation and outdoor enjoyment.

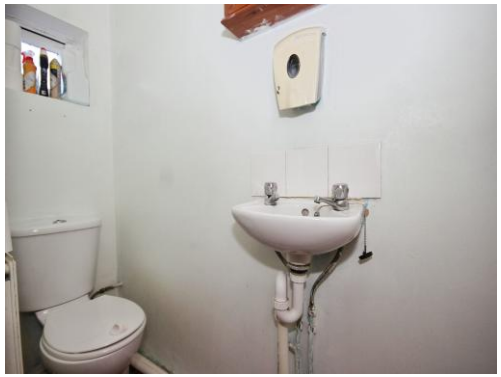
The property is well positioned for families, with several well-regarded schools nearby, including Kingsway Community Primary School, St Patrick's Catholic Primary School and Shrubland Street Community Primary School. Secondary education options include the highly regarded Campion School, while Arise Education and the independent The Kingsley School are also within easy reach.

For commuters, the property benefits from exceptional transport links, with Leamington Spa Railway Station approximately 0.3 miles away, offering direct services to London Marylebone, Birmingham and other major destinations. Excellent road connections via the nearby A452, A46 and M40 provide convenient access throughout Warwickshire and the wider Midlands region.

Buyer's 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.











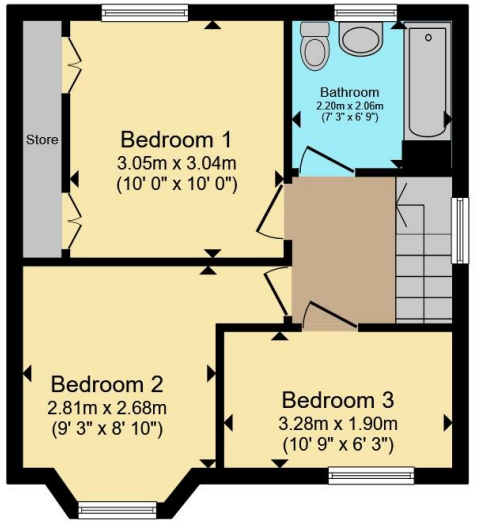








Ground Floor



First Floor

Total floor area 102.4 m² (1,102 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: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315745

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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.