



Connells

Windmill Road
Leamington Spa

Windmill Road Leamington Spa CV31 3ES

for sale offers in excess of
£220,000



Property Description

This well-presented mid-terrace home offers spacious and practical accommodation, ideal for first-time buyers, young families, or investors alike.

The property is approached via a driveway to the front, providing off-road parking. Upon entering, an entrance hallway welcomes you with stairs rising to the first floor. The lounge is situated to the front of the property, offering a comfortable living space, while to the rear, the kitchen/diner provides an excellent area for both everyday family life and entertaining. A useful downstairs cloakroom is located off the kitchen, together with a door leading directly out to the rear garden.

To the first floor, there are two generously sized double bedrooms and a modern family bathroom.

Outside, the enclosed rear garden has been thoughtfully arranged to make the most of the space, featuring a decked seating area perfect for al fresco dining and entertaining, a lawned garden, and a summer house and separate shed positioned at the rear. Side access leads conveniently back to the front of the property.

Being sold with no onward chain.

Approach

Via a driveway to the front with a front door leading into the entrance hallway.

Entrance Hallway

Having stairs rising to the first floor and a door leading into the lounge.

Lounge

Having a window to the front elevation, radiator, storage cupboard, laminate flooring and a door leading into the kitchen diner.

Kitchen Diner

Having wall and base mounted units with work surfaces over, radiator, window to the rear elevation and a door leading to the inner hallway which has a side door leading to the rear garden and a door into the downstairs cloakroom.

Cloakroom

Having low level w/c and window to the side elevation.

Landing

Stairs rising from the entrance hallway, loft hatch and cupboard housing boiler.

not go ahead.

Bedroom One

With laminate flooring, built in wardrobe, radiator and a window to the front elevation.

Bedroom Two

With laminate flooring and a window to the rear elevation.

Bathroom

Having a bath with shower over, low level w/c, radiator and a window to the rear elevation.

Garden

Beautifully maintained rear garden with a decking and a patio area perfect for external dining, the rest is laid to lawn with a pathway leading to the summer house, gate leading to the front elevation and fence panels to the borders.

Parking

Driveway to the front for one car.

Property Disclosure

Please note that a right of way exists over the rear garden for the benefit of neighbouring properties. Prospective purchasers should make their own enquiries to fully understand the nature and extent of this arrangement.

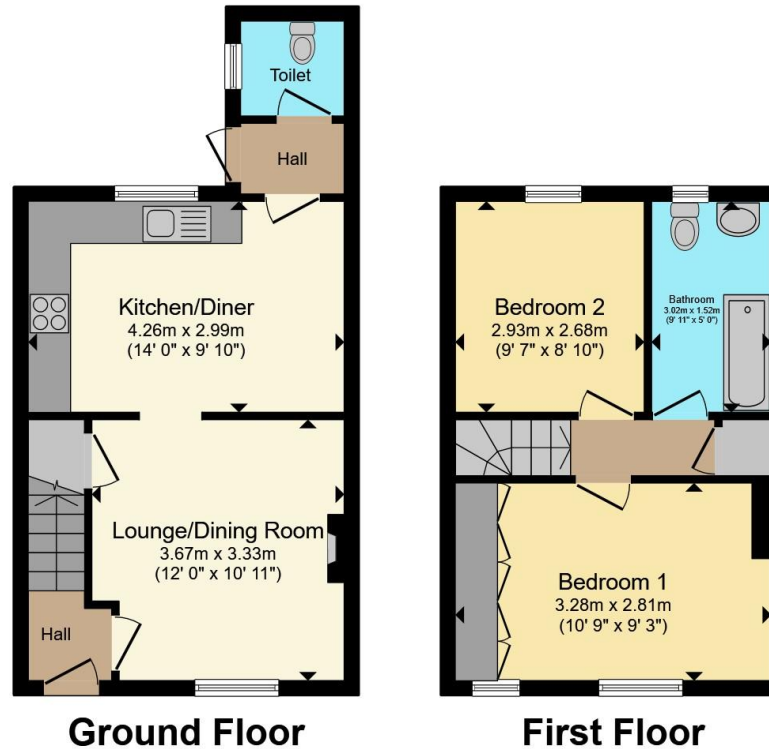
Buyer Aml Fee

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









Total floor area 64.8 m² (697 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

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315494



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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