



Connells

St. Fremund Way
Leamington Spa



Property Description

Situated within the sought-after Millpool Meadows development, this two-bedroom end-terrace property offers spacious accommodation throughout and represents an excellent opportunity for buyers looking to put their own stamp on a home.

The accommodation briefly comprises an entrance hallway, bay-fronted lounge and a generous kitchen/dining room to the rear. To the first floor are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom.

Externally, the property occupies a generous plot with a private rear garden and additional space to the side, offering excellent potential to extend, subject to the necessary planning consents. To the front, there is driveway parking for two vehicles.

Requiring modernisation, the property presents an ideal opportunity for first-time buyers, investors or those seeking a home with scope for improvement in a popular residential location.

Approach

Set back from the road behind the fore garden and driveway leading to the front entrance.

Entrance Hallway

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

Lounge

Spacious, light and airy lounge consisting of a feature fire place, a radiator and a double glazed bay window to front elevation.

Kitchen/Diner

Fitted with wall and base unit with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for white goods and comprising an under stairs storage cupboard, a radiator, a double glazed window to rear elevation and a door leading out to the garden

First Floor

Landing

The stairs lead from the entrance hallway. There is an airing cupboard, a double glazed window to side elevation and doors to both bedrooms and the family bathroom.

Master Bedroom

Double bedroom benefitting from a fitted wardrobe, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, a shower cubicle and a low level W/C. Having partly tiled walls, a shaver point, a radiator, an extractor fan and a double glazed window to front elevation.

Bedroom Two

Double bedroom with a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, a bath with shower over and a low level W/C. Having partly tiled walls, a shaver point, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

The property benefits from a good-sized, private garden that is predominantly laid to lawn and fully fence enclosed, with a pleasant patio area and pond. There is also additional space to the side of the property, providing excellent scope for future extension (subject

to planning consent).

Parking

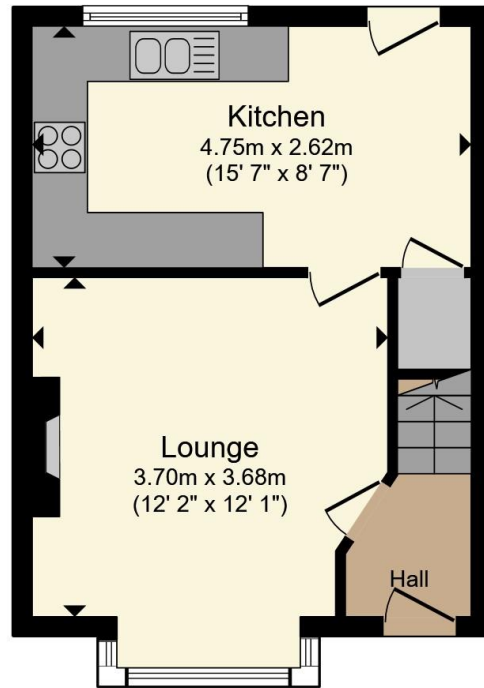
Driveway providing off road parking for two cars in tandem.

Buyer Aml Fee

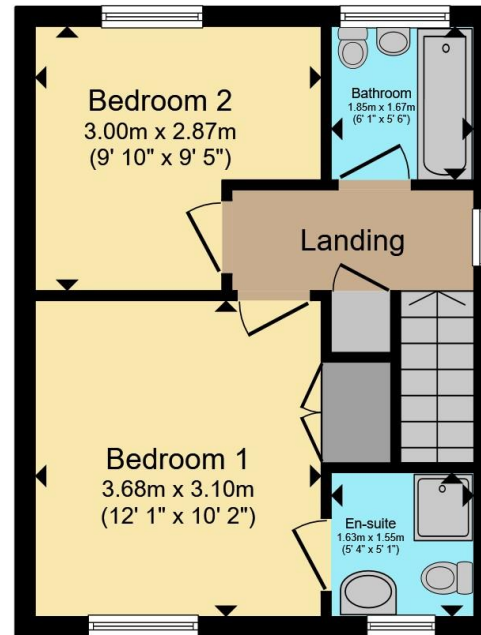
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 61.9 m² (666 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

T 01926 881 441
E leamingtonspa@connells.co.uk

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/SPA315292



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315292 - 0004