



Connells

Newnham Road
Leamington Spa

Newnham Road Leamington Spa CV32 7SN

for sale offers in excess of
£325,000



Property Description

Situated in a popular location within Leamington Spa, this three-bedroom semi-detached family home offers well-proportioned accommodation, a driveway, garage, and a generous rear garden, making it an ideal purchase for families and first-time buyers alike.

The property is approached via a driveway providing off-road parking and leads to the entrance hallway, where stairs rise to the first floor. To the left, a spacious lounge/diner enjoys a window to the front elevation and sliding patio doors to the rear, allowing for an abundance of natural light and creating a wonderful space for both everyday family life and entertaining guests.

The kitchen is located at the rear of the property and benefits from a window overlooking the garden. A door leads to the covered side passage, which provides convenient access to the front of the property, rear garden, garage, and a useful ground floor W.C.

To the first floor, the landing gives access to three bedrooms and a family bathroom, offering comfortable accommodation for a growing family.

Outside, the property benefits from a driveway to the front and a garage. The rear garden is a particularly good size, being mainly laid to lawn with mature shrubs and fenced boundaries, providing a private and attractive outdoor space for families,

gardening enthusiasts, and outdoor entertaining.

Conveniently located within easy reach of local amenities, well-regarded schools, and transport links,

Approach

Having a driveway to the front giving access to the garage and front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, an under stairs cupboard, a radiator and doors to lounge and kitchen.

Lounge/Diner

Spacious, light and airy lounge consisting of a feature fire place, a radiator, a double glazed window to front elevation and sliding patio doors leading to the rear garden.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Housing the gas boiler and comprising a pantry cupboard, a radiator, a double glazed window to rear elevation and a door leading to the passage way.

Side Passage

Accessed from the kitchen, the side passage provides convenient access to both the front and rear of the property. There are doors leading to the garage and a useful ground floor W.C., as well as direct access to the rear garden.

First Floor

Landing

The stairs lead from the hallway. There is a built-in airing cupboard, access to the part-boarded loft via hatch which provides ample storage space and doors to all bedrooms and the family bathroom.

Bedroom One

Double bedroom with a radiator and a double glazed window to front elevation.

Bedroom Two

Double bedroom benefitting from a built-in wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Three

A radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having panelled walls to splashback areas, a heated towel rail and a double glazed window to rear elevation.

Outside

Front Of The Property

Well-maintained front garden being mainly laid to lawn, with flowers beds. Offering potential to add extra parking space.

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence panel enclosed, with a patio area and mature shrubs and trees.

Outside W/C

Accessed via side passage and fitted with a low level W/C.

Parking

Driveway providing off road parking.

Garage

Single garage having power, light and an up and over door.

Solar Panels

This property benefits from solar panels which are owned outright by the current seller. The array of 24 panels can generate up to 3.6kW and has ten years remaining on the Feed-in Tariff agreement.

Buyer Aml Fee

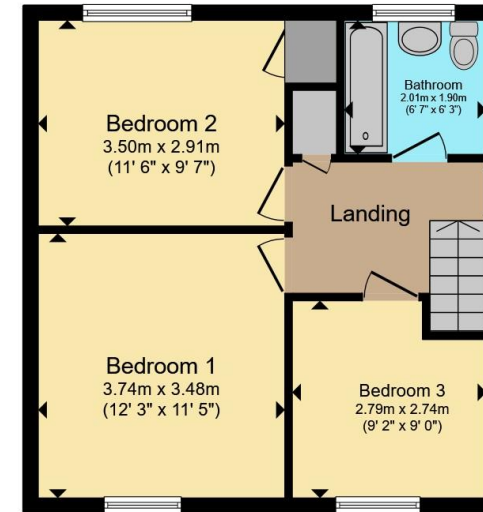
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 111.5 m² (1,200 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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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