



**Connells**  
connells.co.uk 01929 881 441  
**FOR SALE**



## Property Description

This beautifully presented three-bedroom semi-detached home is offered for sale on a 40% shared ownership basis, set within a highly sought-after modern development. Ideally located close to a range of local shops, reputable schools and everyday amenities, the property also benefits from the remaining NHBC warranty, providing added peace of mind.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall leading to a convenient cloakroom, a spacious and comfortable lounge, and a stylish contemporary kitchen diner to the rear. This impressive open space is perfect for both family life and entertaining, with doors leading out to the rear garden, allowing plenty of natural light and easy indoor-outdoor living.

To the first floor, the property offers three well-proportioned bedrooms, along with a modern family bathroom.

Externally, the home continues to impress with a driveway providing tandem parking for two vehicles and a private, well-maintained rear garden, ideal for relaxing, entertaining or enjoying outdoor dining.

This is an excellent opportunity to acquire a modern, stylish home in a desirable location, perfect for first-time buyers and growing families alike. Early viewing is highly recommended.

## Approach

Via driveway with pathway leading to the fore-garden and front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, under stairs storage space, a generous built-in storage cupboard and doors to the downstairs cloakroom, the lounge and the kitchen/diner.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and an extractor fan.

## Lounge

Spacious, light and airy lounge having a radiator and a double glazed window to front elevation.

## Kitchen/Diner

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel, sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for further white goods. With a radiator, two double glazed windows to rear elevation and a door leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is an airing cupboard, access to the boarded loft and doors to all bedrooms and the family bathroom.

### Bedroom One

Double bedroom having a radiator and a double glazed window to rear elevation.

### Bedroom Two

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

### Bedroom Three

Good size third bedroom with a radiator and a double glazed window to front elevation.

### Bathroom

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

### Outside

### Rear Garden

Private and beautifully landscaped rear garden, being mainly astro turf and fence enclosed, with a decking/seating area and a shed.

### Parking

Driveway providing tandem parking for two vehicles.

## Shared Ownership/Lease Details

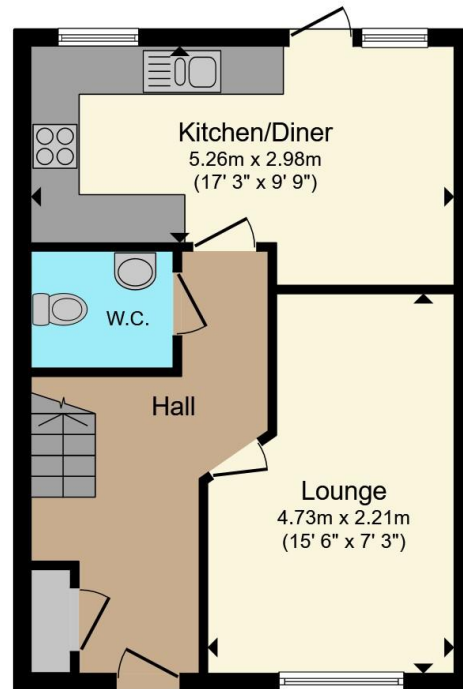
The property is being sold at a 40% share as part of the shared ownership scheme.

The lease term is 125 years from 31st January 2019 and the current monthly rent on the remaining 60% £595.13. The property may be subject to further management charges, further details TBC. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.

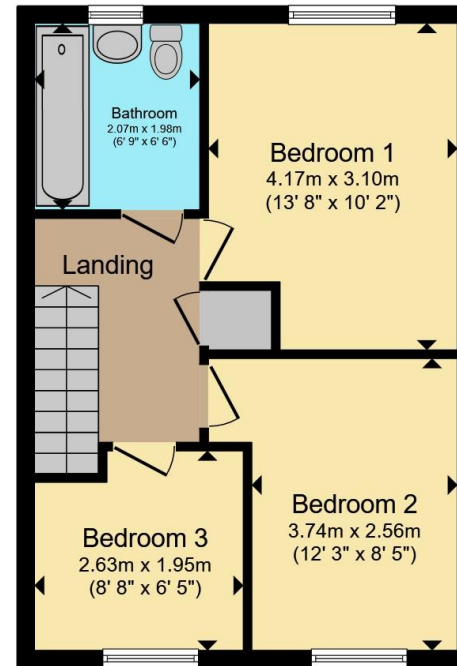








**Ground Floor**



**First Floor**

Total floor area 82.2 m<sup>2</sup> (884 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: B Council Tax  
Band: D

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA315016](http://connells.co.uk/Property/SPA315016)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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Property Ref: SPA315016 - 0003