



Connells

Morton Street
Leamington Spa



Property Description

This Victorian terraced property is situated in a convenient location approx. 1/3 mile from Leamington Spa town centre and offers an excellent opportunity for buyers looking to modernise and create a home to their own taste. Offered for sale with no onward chain, the property provides well-proportioned accommodation arranged over two floors.

The ground floor comprises a lounge to the front aspect which leads through to the kitchen, with stairs rising to the first floor. Beyond the kitchen is an inner hallway with a door opening onto the enclosed courtyard garden and a further door leading to the ground floor bathroom.

To the first floor are two good-sized double bedrooms. Offering excellent potential to put your own stamp on this characterful Victorian home presents an exciting opportunity for first-time buyers, investors or those seeking a project in a sought-after location, close to local amenities, transport links and the many attractions of Leamington Spa. Early viewing is recommended.

Approach

Via a public pathway with the front door leading into the lounge

Lounge

Bright and airy, having a radiator, a window to front elevation and a door to the kitchen.

Kitchen

Fitted with base units and work surfaces over, incorporating a sink and drainer unit. Providing space for appliances and comprising a built-in storage cupboard, a radiator, and archway to the inner hallway and a door leading to the courtyard. With stairs rising to the first floor.

Inner Hallway

Providing space for a washing machine, with a door to the courtyard garden and a door leading to the wet room.

Wet room

Three piece suite fitted with a wash hand basin, a shower and a low level W/C. Having partly tiled walls, a radiator and a window to side elevation.

First Floor

Landing

The stairs lead from the hallway with doors to both bedrooms.

Bedroom One

Double bedroom having a built-in cupboard housing the gas boiler, a radiator and a sash window to rear elevation.

Bedroom Two

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

Outside

Courtyard Garden

Being mainly laid to hard paving and wall and fence enclosed with a gate providing rear access.

Parking

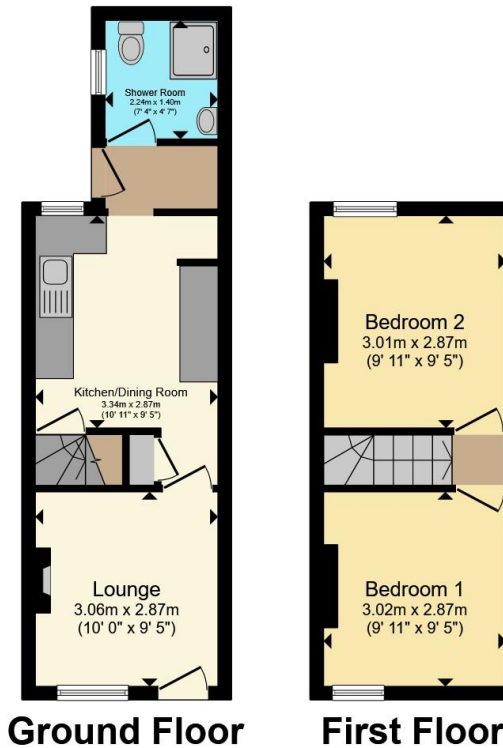
On street parking.

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.







Total floor area 47.9 m² (516 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
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315544



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