

Connells

Culworth Close
Leamington Spa

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Leamington Spa CV31 3DH

for sale
£325,000







Property Description

Beautifully presented throughout and benefiting from a newly fitted kitchen (2023) and newly fitted bathroom (2025), this attractive three-bedroom semi-detached home offers modern, spacious accommodation ideally suited to first-time buyers, families, and professionals alike.

Conveniently located within easy reach of the town centre and train station, the property comprises a welcoming entrance hallway, downstairs cloakroom, spacious lounge, a superb open-plan kitchen/dining room, and a delightful conservatory overlooking the rear garden, providing additional living and entertaining space. To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

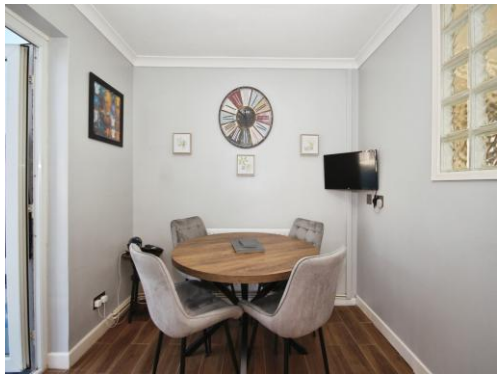
Externally, the property benefits from a generous and private rear garden, ideal for relaxing, entertaining, or family activities. To the front, there is driveway parking for two vehicles.

Early viewing is highly recommended to appreciate the quality of accommodation and convenient location on offer.

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.







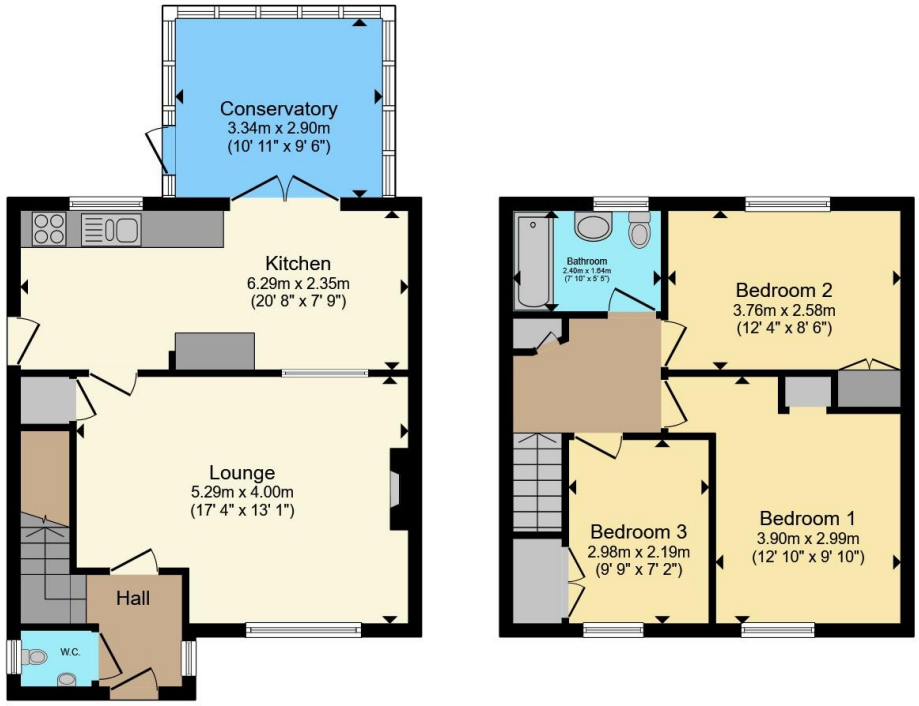












Ground Floor **First Floor**

Total floor area 96.7 m² (1,040 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

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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/SPA315252

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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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