

Connells

Masters Road
Leamington Spa

Masters Road
Leamington Spa CV31 2EY

for sale offers over
£300,000







Property Description

This well-presented three-bedroom semi-detached family home is situated within a popular residential area of Leamington Spa and is offered for sale with no onward chain, making it an ideal purchase for families, first-time buyers, or investors alike.

Upon arrival, the property benefits from a generous driveway to the front, providing off-road parking for up to four vehicles. Entering through the front door, you are welcomed into a bright and spacious lounge/diner, enjoying an abundance of natural light from windows to both the front and rear aspects, creating an airy and inviting living space perfect for everyday family life and entertaining.

Leading from the lounge/diner is the kitchen/breakfast room, which features a front-facing window and ample space for informal dining. A useful storage area is accessed from the kitchen and offers excellent potential to be converted into a practical utility room. A further door leads directly out to the rear garden.

To the first floor, the accommodation comprises three well-proportioned bedrooms and a family bathroom.

Externally, the rear garden is predominantly laid to lawn and provides a pleasant outdoor space for the whole family to enjoy. The garden also benefits from a paved patio area, ideal for outdoor dining and entertaining, a useful garden shed, and is enclosed by a combination of wall and fenced boundaries.

Further enhancing the property's appeal are 16 owned solar panels, helping to improve energy efficiency.

Location

Located in a popular residential area of south Leamington Spa, Masters Road, enjoys convenient access to a wide range of local amenities and excellent transport connections. The property is within easy reach of Sydenham Shopping Parade, offering everyday conveniences including supermarkets, a pharmacy, takeaway restaurants and other local services. Leamington Spa town centre is just a short drive away, providing an extensive selection of shops, cafés, restaurants and leisure facilities. Families are well served by a number of nearby schools, including Brunswick School, Campion School, Kingsway Primary School and Whitnash Primary School, all of which are popular choices in the area. For commuters, the property benefits from excellent road links via the A452, A425 and nearby M40 motorway, providing access to Warwick, Coventry, Birmingham and London. Leamington Spa Railway Station is also easily accessible, offering regular direct services to Birmingham, Coventry and London Marylebone, making the location ideal for both families and professionals.

Agent's Note

The property is of non-standard construction. It should be noted that his form of construction is not classed as defective under the Housing Defects Act 1984. Please enquire with the branch for further details.

The property also benefits from solar panels which are owned outright by the current sellers.

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.







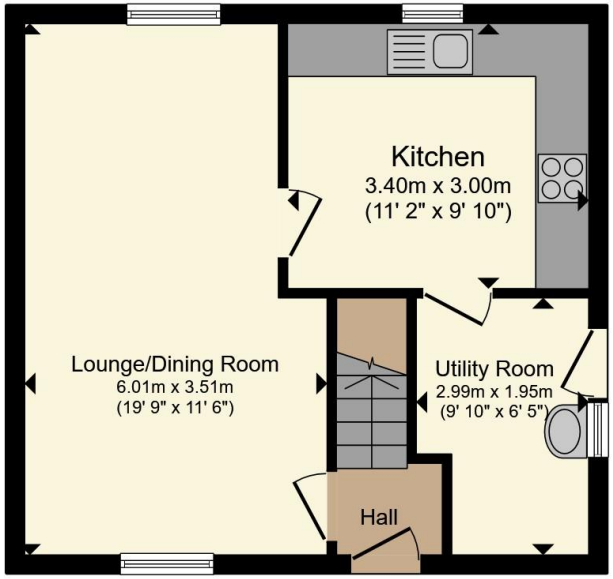




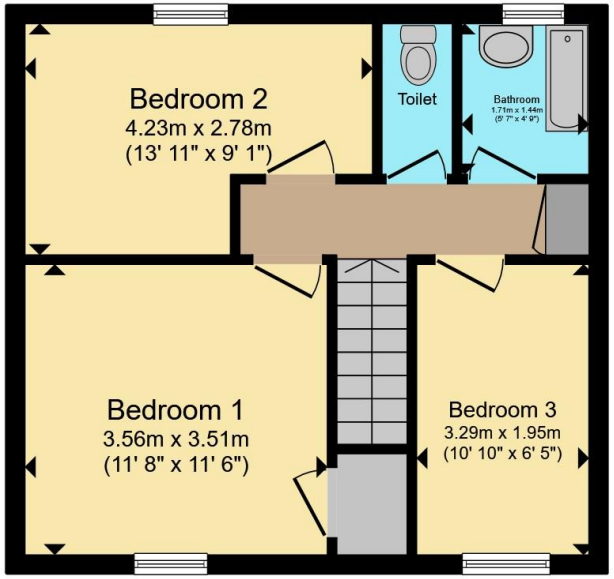








Ground Floor



First Floor

Total floor area 76.5 m² (824 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: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315795

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.