

Connells

Fallow Hill
Leamington Spa

Fallow Hill
Leamington Spa CV31 1PE

for sale
£220,000







Property Description

Located within the popular residential area of Sydenham, Leamington Spa, this well-positioned two-bedroom bungalow is offered for sale with no onward chain, presenting an excellent opportunity for those looking to downsize or enjoy the benefits of single-storey living.

The accommodation comprises an entrance hallway leading into a spacious lounge/diner, providing a comfortable and versatile living space. A sliding patio door opens onto the rear garden, allowing plenty of natural light to flow through the room and creating an ideal space for relaxing or entertaining. A door from the lounge/diner leads into the fitted kitchen, which overlooks the front of the property.

The bungalow further benefits from two well-proportioned bedrooms and a newly fitted shower room, finished to a modern standard.

Externally, the property enjoys a low-maintenance paved rear garden, perfect for outdoor seating and entertaining. A gate to the rear provides convenient access, while a useful external storage cupboard is located beyond the gate, offering excellent space for garden tools, outdoor furniture, or additional storage.

Conveniently situated close to local amenities and transport links, this appealing bungalow offers practical and comfortable accommodation in a sought-after location.

Location

Fallow Hill is situated within the popular Sydenham area of Royal Leamington Spa, a well-established residential neighbourhood on the eastern side of town that is particularly popular with families and professionals. The property benefits from a range of everyday amenities nearby, including local shops on Gainsborough Drive, supermarkets, healthcare facilities, parks and leisure amenities, while Leamington Spa town centre offers an excellent selection of retail, dining and entertainment options.

Families are well served by a choice of nearby schools, including St Anthony's Catholic Primary School, Sydenham Primary School, Whitnash Primary School and Campion School, making the area attractive for those with children of all ages.

The location also enjoys convenient transport links, with regular bus services available from nearby stops on Gainsborough Drive and Leamington Spa Railway Station approximately 1.4 km away, providing direct connections to Birmingham, Coventry and London Marylebone. Easy access to the A452, A46 and M40 further enhances connectivity for commuters travelling throughout Warwickshire and the wider Midlands region.

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.







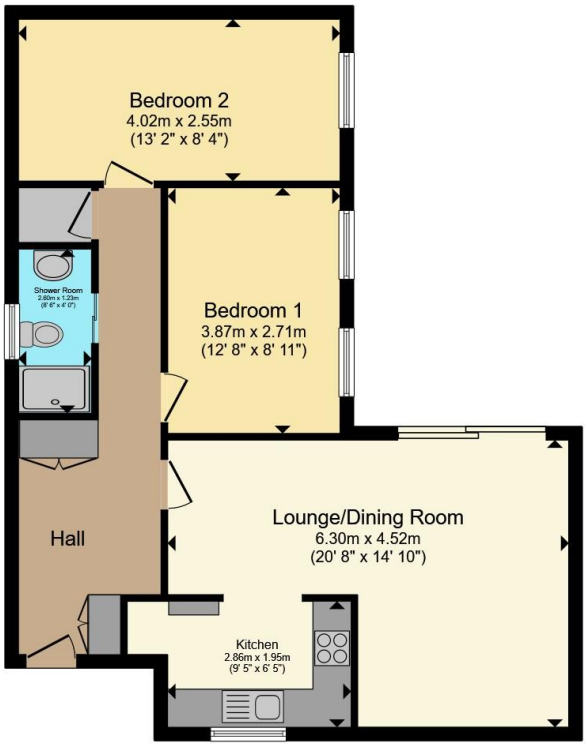












Total floor area 69.8 m² (752 sq.ft.) approx

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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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/SPA315830

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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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