

Connells

Brunswick Street
Leamington Spa

Brunswick Street
Leamington Spa CV31 2EF

for sale

Offers Over

£365,000







Property Description

A three-bedroom link-detached home situated within easy reach of the town centre and train station, offering excellent potential for improvement and modernisation.

This spacious property provides well-proportioned accommodation throughout, beginning with a welcoming entrance hallway. The ground floor features a generous open-plan lounge/dining room, a separate kitchen, utility area, downstairs cloakroom, and a sun room overlooking the rear garden.

To the first floor are three well-sized bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a spacious family bathroom.

Outside, the property enjoys a private rear garden, while to the front there is driveway parking.

Requiring some renovation, this is an excellent opportunity for purchasers looking to create a home tailored to their own tastes and requirements in a convenient and sought-after location.

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.

















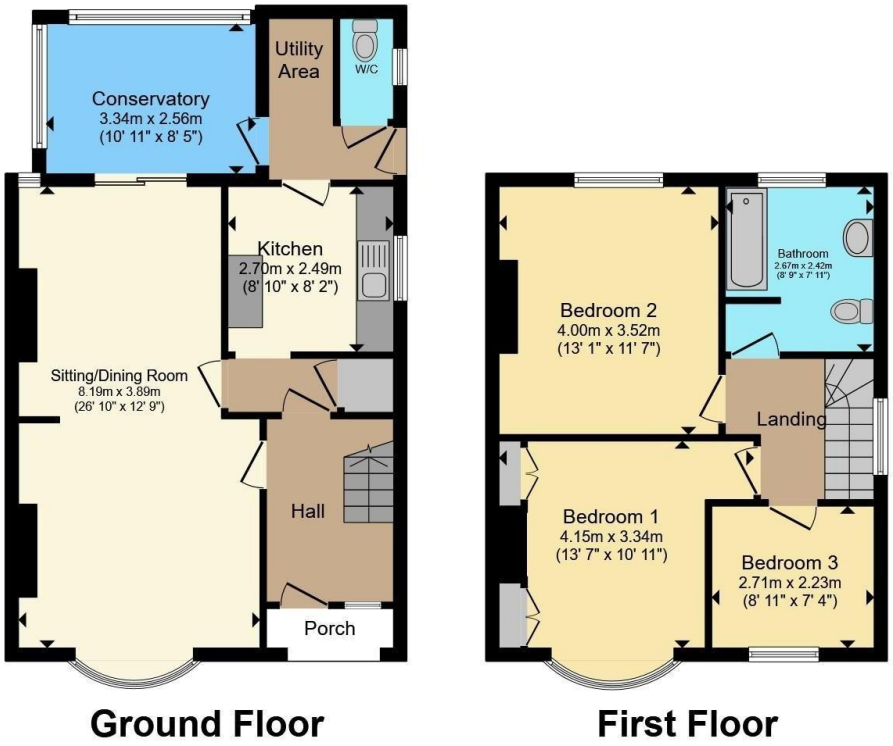

Total floor area 104.7 m² (1,127 sq.ft.) approx

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: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315623

The Property Ombudsman

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.