

Connells

Brownlow Street
LEAMINGTON SPA

Brownlow Street
LEAMINGTON SPA CV32 5XH

for sale offers over
£375,000







Property Description

Situated in the highly sought-after area of North Leamington Spa, this three-bedroom end terrace property presents an excellent opportunity for buyers looking to create a wonderful family home. Conveniently positioned within easy reach of the town centre, local amenities and well-regarded schools, the property offers generous accommodation throughout and further potential for improvement and modernisation.

The accommodation comprises an entrance hallway leading to two spacious reception rooms, providing flexible living and dining space, together with a fitted kitchen and a ground floor bathroom. To the first floor are three well-proportioned bedrooms and a separate WC.

Outside, the property benefits from a good-sized rear garden, offering plenty of space for outdoor entertaining and family enjoyment. There is also the added advantage of a useful store with an up and over door to the rear of the property.

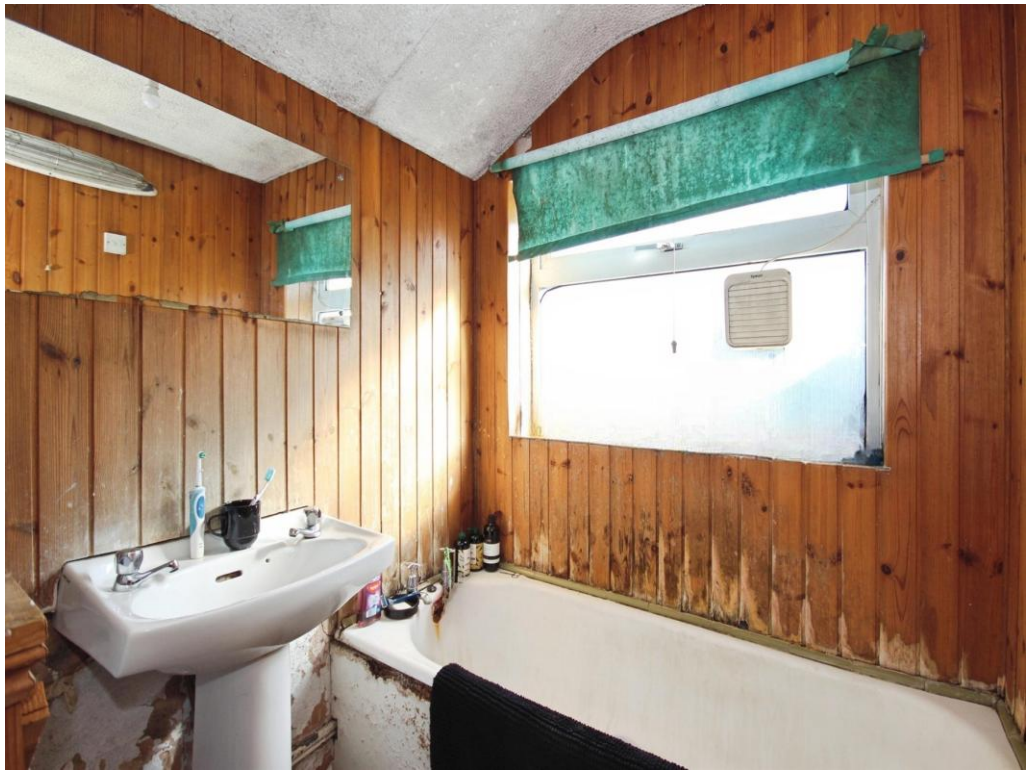
Offered with excellent potential in a popular residential location, this property is ideal for families, first-time buyers and investors alike.

Location

Situated in a highly convenient and sought-after residential area of North Leamington Spa, Brownlow Street offers excellent access to a wide range of local amenities, making it an ideal location for families, professionals and commuters alike. The property is within easy reach of the town centre (approx. 1.1m), where residents can enjoy an excellent selection of shops, cafés, restaurants and leisure facilities, while nearby green spaces and parks provide opportunities for outdoor recreation. Brownlow Street is well placed for schooling, with a number of highly regarded primary and secondary schools nearby, including St Peter's Catholic Primary School, St Paul's CofE Primary School, and North Leamington School. Transport links are excellent, with regular bus services operating throughout the area and Leamington Spa railway station providing direct connections to Birmingham, Coventry and London. The property also benefits from convenient access to the A452, A46 and M40, making travel across Warwickshire and beyond straightforward.

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 90.4 m² (973 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: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315684

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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.