



41 Coniston Road

Leamington Spa **CV32 6PG**

Offers Over £200,000

41 Coniston Road

Milverton

This purpose built ground floor three bedroomed maisonette is situated within a cul-de-sac to the North West of central Leamington and within easy reach of amenities in Milverton and the town centre. The maisonette is offered for sale with the benefit of no onward chain and offers excellent scope and potential for modernisation whilst incorporating UPVC double glazing, along with gas fired central heating. The maisonette has the additional benefit of gardens to both front and rear and the residue of a long 999 year lease.

LOCATION

The popular residential area of Milverton lies to the North West of central Leamington Spa being close to amenities within Milverton itself, whilst also being easily accessible for the full range of town centre facilities including Leamington's wide array of shops and independent retailers, parks, bars, restaurants and artisan coffee shops. There are excellent local road links available including those to neighbouring towns and centres along with links to major routes and the Midland motorway network, whilst Leamington Spa railway station offers regular commuter rail links to London and Birmingham amongst other destinations.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENTRANCE HALLWAY

With built-in storage cupboard and doors to:-

LOUNGE

5.13m x 4.11m (16'10" x 13'6")
Having UPVC double glazed picture window to front elevation, feature period style fireplace housing an inset open coal effect living flame gas fire and central heating radiator.

KITCHEN

3.07m x 1.93m (10'0" x 6'3")
Being fitted with a range of base cupboards, drawers and wall cabinets to two sides comprising base cupboards and drawers with roll edged marble effect worktops over and tiled splashbacks, inset sink unit with mixer tap, matching wall cabinets, space for gas cooker and washing machine, UPVC double glazed window and folding door to built-in cupboard which houses the Worcester gas fired boiler.

BEDROOM ONE

3.72m x 3.07 max (12'2" x 10'0" max)
- to rear of fitted wardrobes.

Having a range of fitted wardrobing extending across one side of the room providing hanging and storage space, UPVC double glazed window and central heating radiator.

BEDROOM TWO

2.75m x 2.13m (9'0" x 6'11")
With UPVC double glazed window and central heating radiator.

BEDROOM THREE

2.73m x 1.81m (8'11" x 5'11")
- to rear of fitted cupboards.
Having fitted cupboards to either side of the room with sliding doors fronting and UPVC double glazed window.

BATHROOM

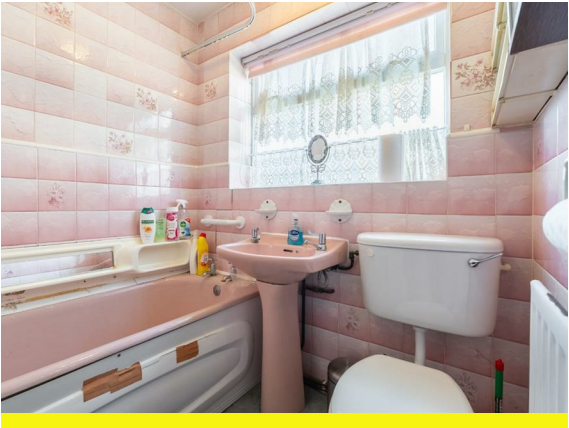
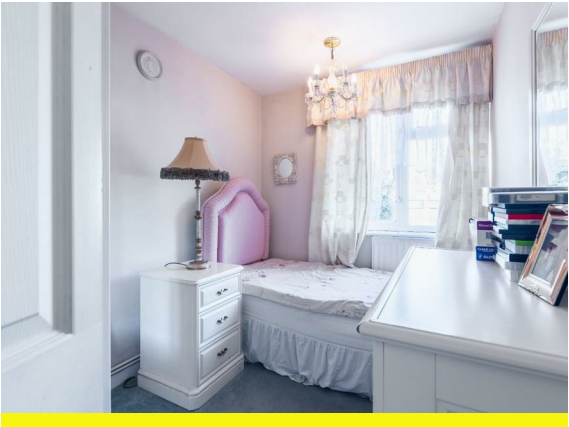
With pink fittings comprising close coupled WC, pedestal wash hand basin, cast iron bath with Triton electric shower unit over, obscure UPVC double glazed window and central heating radiator.

OUTSIDE

Features

Ground Floor Maisonette
Lounge
Kitchen
Three Bedrooms
Bathroom
Gardens Front and Rear
Potential for Modernisation
No Chain





Floorplan

Ground Floor



Total area: approx. 62.8 sq. metres (676.5 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

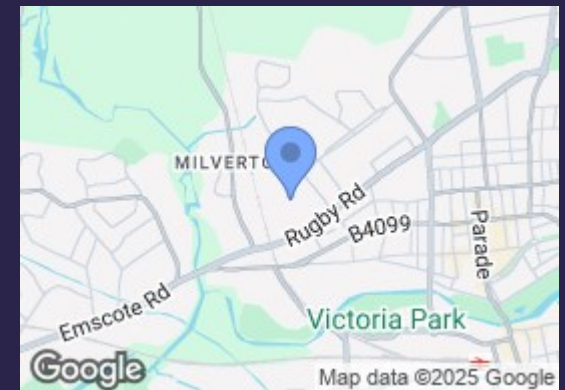
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

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