

# BELVOIR!

Offers In The Region Of £240,000



## 18 Pebble Island Way

, Leamington Spa CV31 1AR

Belvoir Leamington Spa are proud to present this two bedroom family home to the market. Located in Sydenham this property benefits from local amenities and being only a short drive to Leamington's vibrant town centre. The accommodation in short comprises of; two bedrooms, kitchen dining area, living room, two bathrooms, garden and ample parking.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)

## ACCOMMODATION

Frontage: set back from the road this property benefits from parking for two cars.

Living Room: a bright room with plenty of space furniture. The living area benefits from a bay window to the front and access to the kitchen to the rear.

Kitchen: this space is finished to a modern standard with wood effect wall and floor units and contemporary worktops. The kitchen boasts a range of appliances such as; dishwasher, washing machine, fridge freezer, low level electric oven and electric hob. The kitchen also benefits from room for a dining table and chairs with under stairs storage space.

First floor landing: with stairs to the ground floor and doors to;

Bedroom 1: a large double bedroom with fitted storage and space for bedroom furniture. The bedroom also benefits from a recently refitted en suite that consisting of; pedestal wash basin, separate shower and low flush w/c

Bedroom 2: a double bedroom with picturesque views out onto the rear garden and Leamington town.

Family Bathroom: three piece suite which includes white low level w.c, pedestal basin and bath with shower over.

Garden: this is a great sized south facing garden with a laid lawn, patio area and shed.

### Freehold

Information - Mains water and electricity are believed to be connected to the property. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents on (01926) 422251.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you to Furnley House for help with finance. We may receive a 20% fee, if you take out a mortgage through them



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         | <b>87</b>                                      | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            | <b>69</b>               |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.