

BELVOIR!

Guide Price £259,950



215 Chesterton Drive

, Leamington Spa CV31 1YJ

**** NO ONWARD CHAIN **** Situated on a desirable corner plot in the heart of Sydenham, South Leamington, this well-presented two-bedroom home offers a blend of comfort, space, and outdoor living.

Boasting a large front garden and private off-street parking, the property enjoys a generous setting and a welcoming exterior. A side entrance leads into a central hallway, with the main living spaces positioned to the right. The bright and airy living room flows seamlessly into the dining area, where French doors open out onto a paved patio—perfect for entertaining or relaxing. Steps lead down from the patio to a neatly maintained lawn, creating a delightful, enclosed outdoor space.

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ACCOMMODATION

The kitchen is positioned at the front of the home, offering a practical layout with views of the front garden. Upstairs, you'll find two well-proportioned bedrooms and a spacious family bathroom, ideal for modern family living or professional sharers.

Perfectly placed just a short distance from the vibrant town centre of Royal Leamington Spa, residents can enjoy a fantastic range of shops, restaurants, parks, and cultural attractions. The area also offers easy access to scenic countryside villages and walking routes, providing the best of both urban and rural living.

Located in a popular residential area with good access to local amenities, schools, and transport links, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. **Fixtures & Fittings** Only those mentioned within these particulars are included in the sale price. 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 only.

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. If you require a solicitor to handle your purchase we can refer you to Thomas Flavel + Sons solicitors or Davisons Law, we may receive a fee of £150, if you use their services.

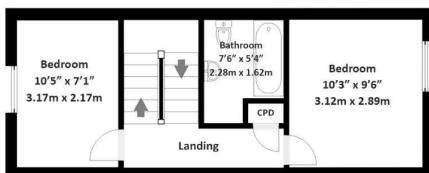


Total Living Area 52.70 square metres / 567 square feet

Ground Floor



First Floor



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (61-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk



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.



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