

# BELVOIR!

Guide Price £365,000



## 3 Dereham Court

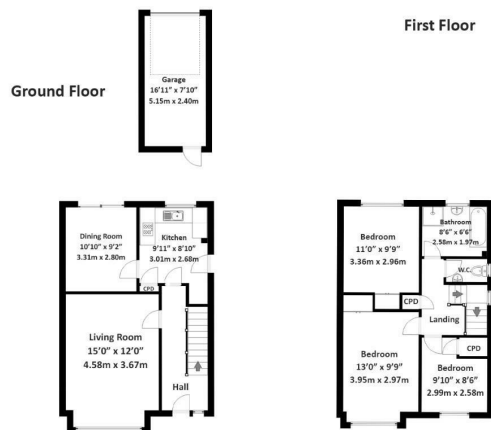
, Leamington Spa CV32 5UN

Council tax band - D \*\* NO ONWARD CHAIN \*\* We are delighted to offer this spacious and well-presented 3-bedroom semi-detached property located in the highly sought-after area of North Leamington. Perfect for families or professionals looking for a comfortable home in a great location, this property offers both practicality and charm.

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Total Internal Living Area 89.74 square metres / 966 square feet



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## ACCOMMODATION

The ground floor features a welcoming entrance hall with access to all the key rooms. The large living room is generously sized and boasts wide windows, allowing plenty of natural light to flood the space, making it ideal for both relaxing and entertaining. The kitchen is bright and airy, featuring dual aspect windows, ample storage with high and low-level cupboards, and a gas cooker—perfect for preparing meals. A separate dining room offers the perfect space for family meals, with French doors opening onto the patio garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the property has three well-proportioned bedrooms, each providing a comfortable and relaxing space. The family bathroom is equipped with both a shower and a bath, offering flexibility for all family needs. Additionally, there is a separate toilet, a practical feature for busy households.

Externally, the property benefits from a garage, providing secure parking or additional storage space. The patio garden offers a low-maintenance outdoor area, perfect for relaxation or enjoying outdoor activities.

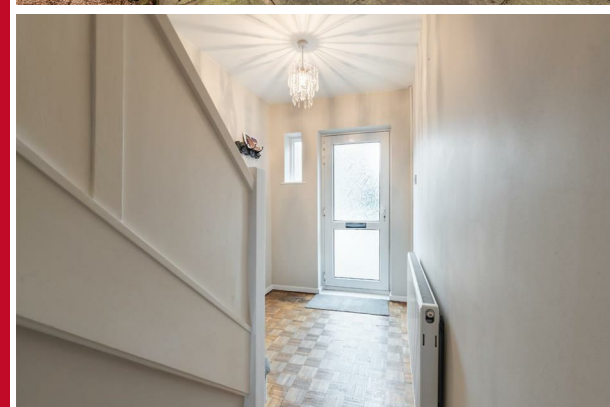
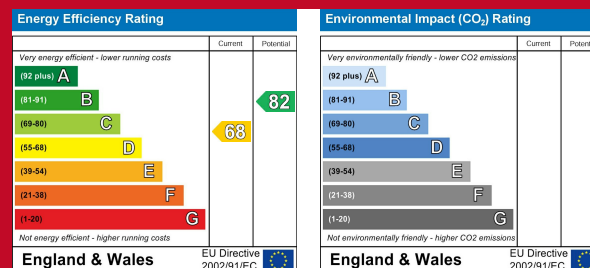
This property offers a fantastic opportunity to make your home in a peaceful yet well-connected area. With excellent local amenities, schools, and transport links nearby, it's an ideal choice for a variety of buyers.

**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



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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.