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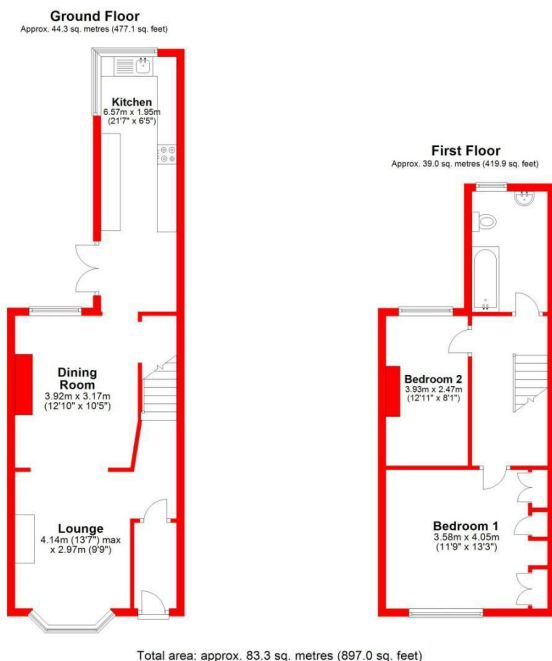


7 Westgrove Terrace

, Leamington Spa CV32 6EA

This charming Victorian mid terrace property is nestled away in a secluded location at the end of a private road. The property sits proudly in the north of our town, with picturesque front gardens and being just a short walk to both our vibrant town, parks and the train station. In brief the property comprises open plan lounge/dining area, kitchen, 2 double bedrooms, family bathroom and rear courtyard

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ACCOMMODATION

Entering the property, you are greeted by the entrance hall, with stairs leading to the first floor of the property and access to the open plan living/dining room. The immaculately finished living room features original chimney breast housing a wood burner and bay window, allowing natural light to flood the room. The floor is laid with stylish wood effect flooring, and this runs through to the dining room area. Here there is another original chimney breast, ample space for a dining table set and sash window looking out to the rear garden. The kitchen features a range of high and low level units, tiled splashback and complimentary wood effect worktops. Integrated appliances include electric touch hob, oven and grill, dishwasher and space for other freestanding appliances.

To the first floor is two bedrooms and the family bathroom. The first bedroom is the principle room, a good sized double with ample built in storage and room for other freestanding bedroom furniture. The second bedroom is a double, ideal as a guest bedroom or office space. The contemporary family bathroom is fully tiled and consists of low level WC, pedestal wash basin and shower-over bath. There is also a handy heated towel rail.

The rear courtyard is laid with pebbles and has space for outdoor seating, ideal for socialising. There is also a useful storage shed and access via the back gate.

Tenure: FREEHOLD

Freehold

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 on (01926) 422251.

Belvoir and our partners provide a range of services to buyers, although you are free

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.