

# BELVOIR!

Offers In Excess Of £380,000



## 63 Beaufort Avenue

, Leamington Spa CV32 7TD

Belvoir Leamington Spa are bringing this three-bedroom family home to the market. Situated in a popular, well established and quiet residential area, the property benefits from two reception rooms and an additional conservatory to the rear.

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## ACCOMMODATION

Set back from the street, the frontage benefits from a large lawned garden with shrubbed borders as well as a paved driveway which can accommodate up to two vehicles. This leads to the front door, which opens into:

Entrance Hallway: this is a welcoming space, with stairs leading to the first floor and doors to;

Living Room: this is a bright room with light flooding in from the large bay window to the front. The room benefits from a feature wall with real wood burning stove. There are sliding doors leading through to;

Dining Room: this is another bright room and has ample room for a dining set making it an ideal formal eating area but could also be used as an additional sitting room. There is a door to the kitchen as well as a sliding patio door which leads out to the conservatory.

Kitchen: this space is fitted with a range of contemporary floor and wall units which are finished with a complementary worksurface. The space also benefits from a range of integrated appliances, including gas hob, extractor, oven, microwave, there is also an additional space for a washing machine.

Conservatory: this is an additional and versatile space which could be used as an additional seating area, space for children or entertaining. There are double UPVC opening doors out to the garden.

First Floor landing: with stairs leading to the ground floor and doors leading to:

Bedroom 1: this is a good-sized double bedroom with fitted storage.

Bedroom 2: this is a second good sized double bedroom with room for storage.

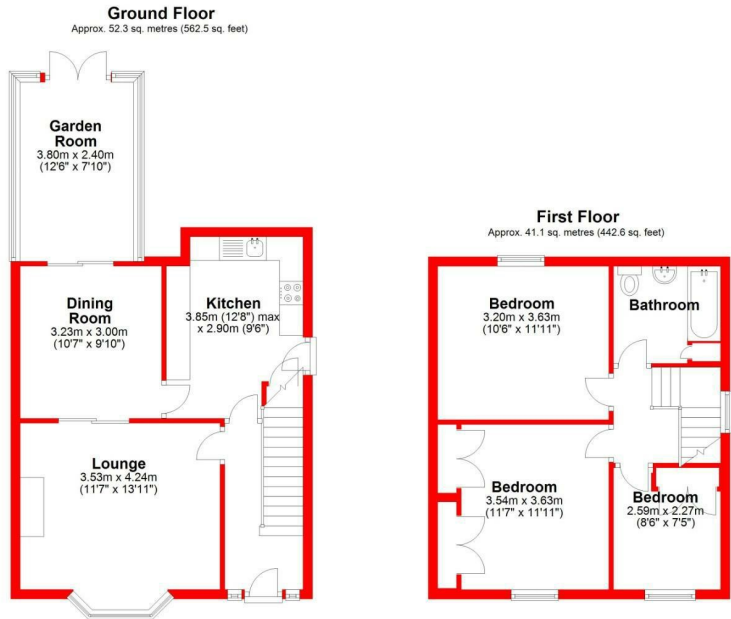
Bedroom 3: this is a large single bedroom with built in storage.

Family Bathroom: this is fitted with a contemporary white suite which includes, low level w.c, pedestal hand wash basin and bath with shower and screen over.

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. 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



Total area: approx. 93.4 sq. metres (1005.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(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 <sub>2</sub> emissions	
	70		71
	83		84
England & Wales	EU Directive 2002/91/EC	England & Wales	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.