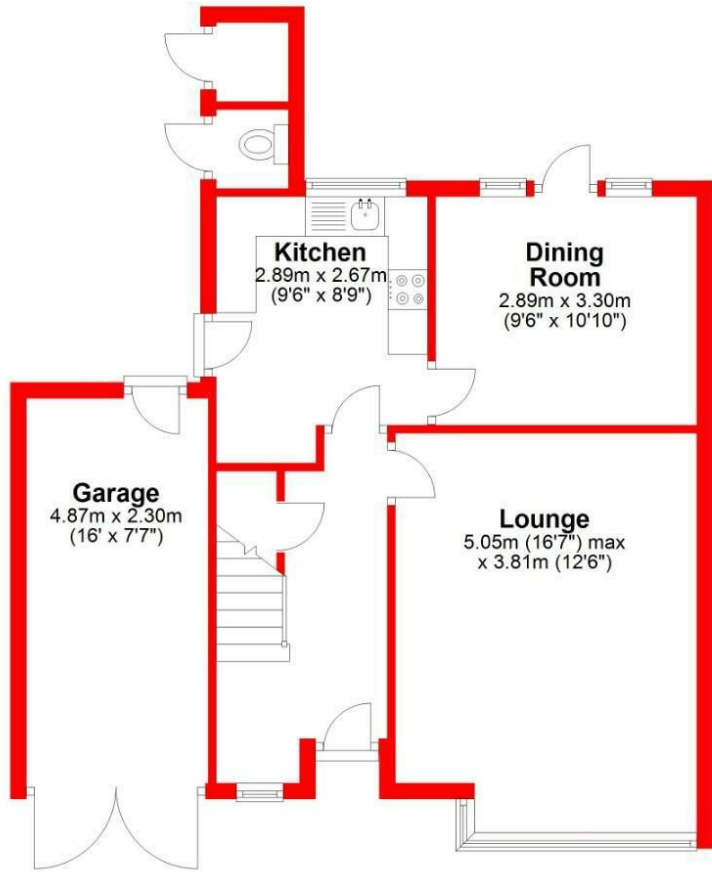


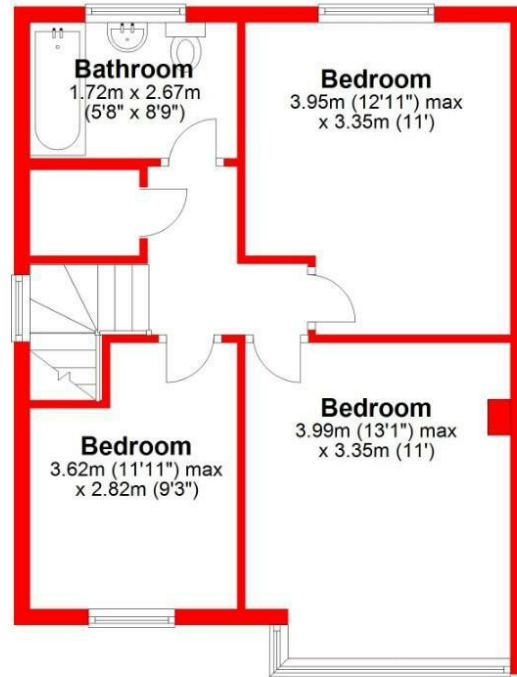
Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



Total area: approx. 107.4 sq. metres (1155.8 sq. feet)

BELVOIR!

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



Stirling Avenue, Leamington Spa CV32 7HW
Offers In The Region Of £350,000

BELVOIR!

Stirling Avenue, Leamington Spa CV32 7HW

**** NO UPWARD CHAIN**** This new to the market semi detached three bed family home is situated in a popular area of north Leamington, benefiting from local amenities, two separate reception rooms as well as a mature, large garden. The property is ideally located in the North Leamington School catchment area as well as being only a short drive from the A46 giving easy access to both Coventry and the M40.

Driveway

This attractive driveway has recently had new block paving and grass laid.

Entrance Hall

This useful carpeted area has access to both the kitchen, living room and first floor via the staircase

Living Room

a large room benefiting from an L shaped double glazed window to the front, a feature fire place with functional gas fire and newly laid carpet.

Dining Room

This room is perfect for evening meals or a second reception room, it also offers rear access to the garden area.

Kitchen

With a variety of wall mounted high and low level cabinets, single basin and gas cooker this kitchen is adequately fitted, perfect for renovation.

Bathroom

Tiling to both low and high this bathroom is fitted with a white three piece suite consisting of, bath with shower over, w/c and pedestal basin.

Master Bedroom

Fitted with new carpet, this large double bedroom is perfectly sized with enough room for various bedroom furniture.

Second Bedroom

Another large double bedroom with new carpet and views out over the garden.

Third Bedroom

Fitted with new carpet this single bedroom looks out over the driveway and would be perfect for adding a large fitted wardrobe

Loft

Partly boarded and insulated

Garden

This large garden has a patio area, laid lawn, mature bordered edges, a variety of planted shrubs and trees.

Garage

Recently renovated this garage has had a new roof added along with newly painted door to the front and rear.

Tenure

Freehold

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale. Information - Mains water, gas 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. All photographs are taken with a wide angled lens. . 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	82

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	78

England & Wales

EU Directive
2002/91/EC

