

BELVOIR!

Guide Price £215,000



57 Coniston Road

, Leamington Spa CV32 6PE

Belvoir Leamington Spa are excited to present this 3 bedroom, ground floor maisonette located in Old Milverton. The accommodation briefly comprises of; three bedrooms, one bathroom, living room, modern kitchen, private entrance and private garden.

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ACCOMMODATION

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Living Room: This is a well-proportioned living space with ample room for any furniture needed, there is a feature fireplace and room for a dining table and chairs. The space benefits from a good amount of natural light due to the French doors leading to the garden

Kitchen: High and low shaker style wood cupboard with contrasting wood worktops, integrated electric oven, hob, and extractor. Fridge and freezer, space for dishwasher and washing machine.

Principal Bedroom: A large double bedroom with windows looking out on to the garden. Ample space for bedroom furniture

Bedroom Two: A bedroom with lots of natural light and space for bedroom furniture. This room is currently being used as a study.

Bedroom One: A bedroom with lots of natural light and space for bedroom furniture.

Bathroom: Walk in shower, vanity wash basin and low flush w/c.

Garden: Accessed from the living room, this is a great space with a lawn, mature trees and a patio area.

Leasehold: 935 years remaining

Council Tax Band: B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (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	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.