

# BELVOIR!

Offers Over £590,000



## 10 Austen Court

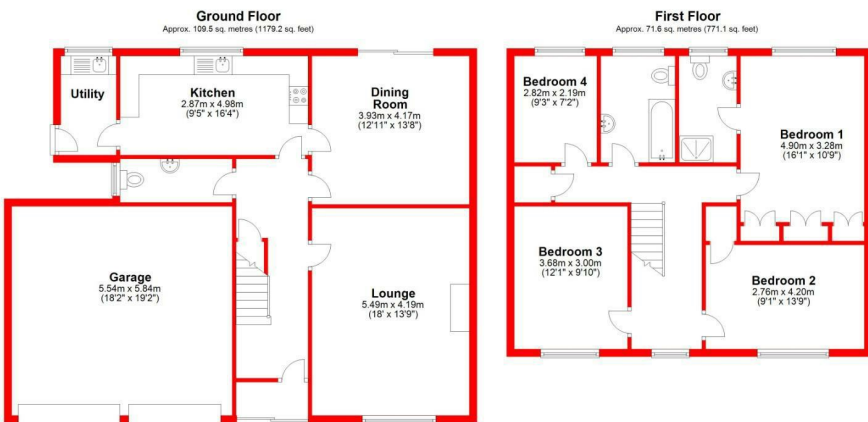
Cubbington, Leamington Spa CV32 7LJ

Belvoir Leamington Spa are proud to present this great four bedroom detached family home located in a highly sort after part of Royal Leamington Spa. The property briefly comprises of; four double bedrooms, two bathrooms, two reception rooms, large kitchen, utility room, private garden and double garage.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)







Total area: approx. 181.2 sq. metres (1950.3 sq. feet)

## ACCOMMODATION

The ground floor benefits from a large living room with views to the front elevation, dining room with patio doors leading into the rear garden, downstairs w/c, large kitchen to the rear of the property and access to the utility room.

On the first floor the property benefits from four double bedrooms, two well sized bathrooms with one being an en-suite for the principal bedroom to the rear.

Outside the property you have ample parking to the front with access to the double garage, the rear of the property benefits from private garden and side access.

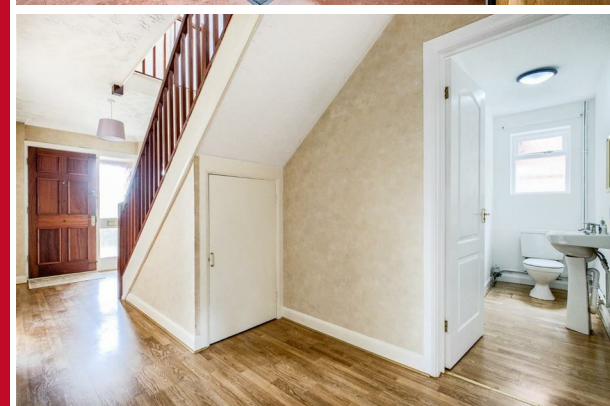
Freehold

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 you on to Furnley House for help with finance. We may receive a 20% fee, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to Thomas Flavell & Sons solicitors. We may receive a fee of £150, if you use their services.

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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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



# BELVOIR!

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.