

BELVOIR!

Guide Price £325,000



10 Westgrove Terrace

, Leamington Spa CV32 6EA

****NEW TO MARKET**** Belvoir Leamington Spa are proud to present this charming Victoria terrace situated in North Leamington. The property briefly consists of; two double bedrooms, two reception rooms, large family bathroom, front and rear courtyard and a modern kitchen.

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ACCOMMODATION



BELVOIR!
Property is personal



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
		83	
		56	
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.