

# BELVOIR!

Offers Over £335,000



## 55 Braemar Road

Lillington, Leamington Spa CV32 7EZ

This charming three-bedroom home on Braemar Road offers a perfect blend of comfortable living and practicality. With its light-filled spaces and functional layout, this property is ideal for modern family life.

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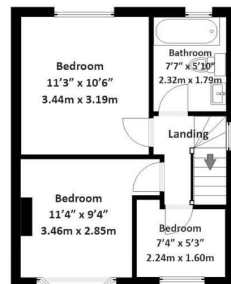


Total Living Area 65.29 square metres / 703 square feet

Ground Floor



First Floor



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## ACCOMMODATION

Stepping inside, you're greeted by a welcoming hallway with a wooden staircase and handy understairs storage. The generous reception room runs from front to back, offering a fantastic space for both living and dining. Thanks to the dual-aspect windows, the room is bathed in natural light, creating a bright and airy atmosphere throughout the day. The kitchen is well-designed with plenty of storage and worktop space, featuring a mix of high- and low-level cupboards, plus free-standing appliances. A door leads directly to the rear garden.

Upstairs, you'll find three bedrooms, all finished in neutral tones and benefiting from plenty of natural light. The family bathroom, with shower over bath, is modern, and perfectly suited for family living.

Outside, the property boasts a driveway with space for two cars, along with a long, turfed rear garden. The paved patio area provides the perfect spot for al fresco dining or simply unwinding in the fresh air.

Located in a peaceful residential area, 55 Braemar Road is just moments from local amenities, good schools, and excellent transport links, making it an ideal choice for families, first-time buyers, or anyone seeking a comfortable and well-connected home in a sought-after neighbourhood.

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. 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.

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Belvoir and our partners provide a range of services to buyers, although you are free

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		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	
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.