

BELVOIR!

Guide Price £350,000

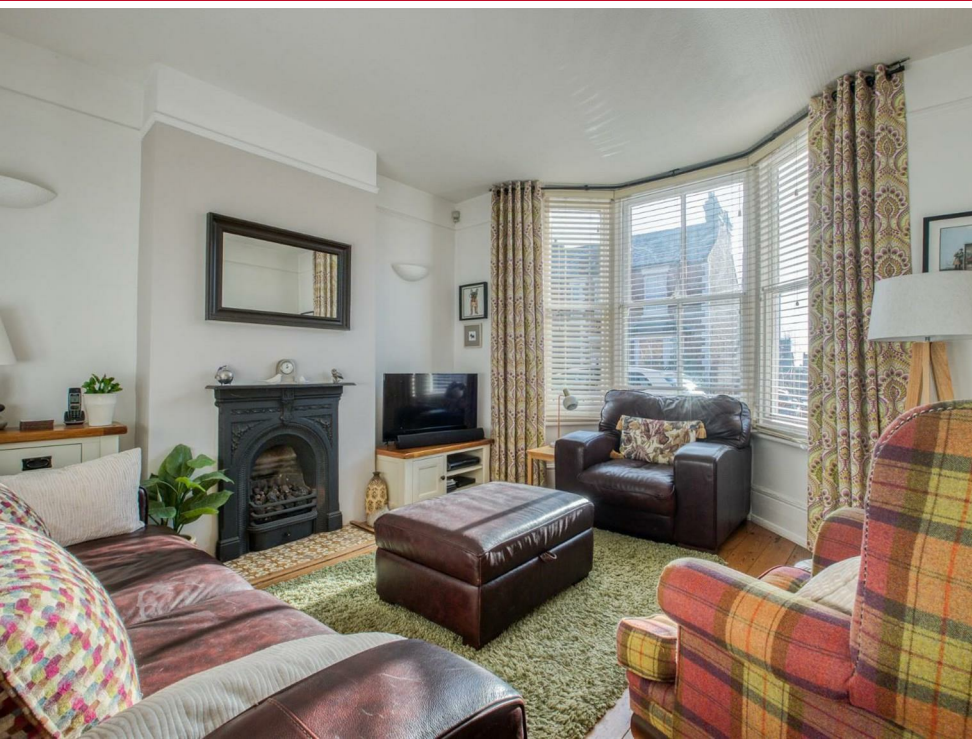


35 Villiers Street

, Leamington Spa CV32 5YH

Belvoir Leamington Spa are bringing this attractive traditional three bed mid-terrace property to the market. Located on a pretty and popular North Leamington street, the property boasts spacious family living space arranged over three floors. Set back from the street behind small front garden which is attractively enclosed with wrought iron railings, the front door leads into:

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ACCOMMODATION

Hallway: with stairs leading to the first floor and doors leading to:

Living Room: this is a bright room which benefits from a large bay window to the front of the property. There is also an attractive feature fireplace which is a characterful focal point to the room.

Dining Room: this is a good-sized room which offers plenty of space for a formal dining table or additional seating area. There are several pleasant features such as a feature fireplace and high ceilings.

Breakfast Kitchen: this is a surprisingly large space which is fitted with a range of wall and floor cream shaker style units, all finished with a complementary wooden worktop. There is a range of integrated appliances, including range style electric oven and hob, extractor, dishwasher and washing machine as well as room for a freestanding fridge freezer. There are doors leading out of the space into the garden and the space is further benefited from a breakfast bar towards one end of the space.

Rear Garden: this is a low maintenance space which is ideal for summer entertaining. There are a range of planted borders as well as rear access.

First floor landing: with stairs from the ground floor there are doors leading to:

Bedroom 1: this is a large double bedroom with fitted wardrobes.

Bedroom 2: this is a second large double bedroom with room for freestanding furniture.

Bedroom 3: a third double bedroom with room for freestanding furniture.

Bathroom: fitted with a period style suite which includes a double shower, w.c, pedestal basin as well as freestanding bath.

Second Floor Loft Room: this is a usefully and flexible room on the second floor, ideal for an office or perhaps a children's play area.

Freehold



Total area: approx. 103.4 sq. metres (1112.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		80
	66		60
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.