

BELVOIR!

Guide Price £340,000



40 Quarry Street

, Leamington Spa CV32 6AU

**** NO ONWARD CHAIN **** Nestled in the heart of sought-after Leamington Spa, this delightful three-storey semi-detached Victorian residence seamlessly combines modern living with classic charm.

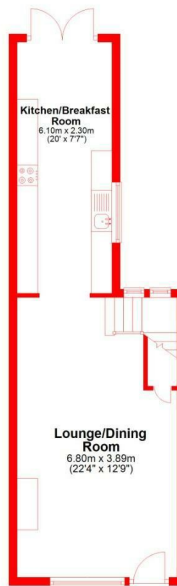
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ACCOMMODATION



Ground Floor
Approx. 40.7 sq. metres (438.2 sq. feet)



First Floor
Approx. 26.5 sq. metres (284.9 sq. feet)



Second Floor
Approx. 11.8 sq. metres (124.2 sq. feet)



Total area: approx. 78.7 sq. metres (847.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.