

BELVOIR!

Guide Price £220,000



27 Verdun Close

Whitnash, Leamington Spa CV31 2LR

This 2-bedroom terraced house in Whitnash, Leamington Spa offers modern comforts ideal for a family. The open-plan living area is bright and welcoming, perfect for relaxation and gatherings. The kitchen and living room have both been extended, creating a spacious dining room that enhances the overall functionality of the space.

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ACCOMMODATION

The kitchen is well-equipped for convenient meal preparation, with ample storage space. A family bathroom provides a functional space for daily routines. Both bedrooms offer generous storage options, ensuring an organized living environment.

Additionally, the property boasts front and back gardens, providing outdoor space for play, relaxation, or gardening activities.

The residence includes a practical attached garage for secure parking and extra storage. Located in the desirable Whitnash area, it provides easy access to local amenities, schools, and transportation. The town center of Leamington Spa is just a short drive away, offering various amenities and recreational options. This property is an ideal family home. Contact us for a viewing today!

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.

Viewings - Strictly by appointment through the Agents only.

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 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 to Thomas Flavell + Sons solicitors. or Davisons Law, we may receive a fee of £150, if you use their services.



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
		91	
		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.