

BELVOIR!

£330,000



62 New Street

, Leamington Spa CV31 1HL

Nestled on the historic New Street in Leamington Spa, this delightful two-bedroom terrace property exudes character and warmth. Boasting two double bedrooms, one bathroom, a courtyard garden and convenient on-street parking, it offers a perfect blend of comfort and practicality.

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ACCOMMODATION

Key Features:

- Bedrooms and Bathroom: Two well-proportioned bedrooms provide ample space for personal retreats. A large bathroom adds convenience to the layout.
- Courtyard Garden: Step outside to a private courtyard garden, an oasis of calm ideal for outdoor lounging, gardening, or al fresco dining.
- Parking: On-street parking ensures ease of access for residents and guests.
- Interior: Inside, discover a welcoming ambiance with charming details that add character to this inviting space.

Location:

Located on New Street, this property enjoys a prime position within Leamington Spa. The area offers a wonderful blend of historic charm and modern amenities. Explore local shops, cafes, and parks, all within a leisurely stroll.

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
		78	
		44	
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.