

# BELVOIR!

Guide Price £425,000



## 1 Radcliffe Road

Bishops Tachbrook, Leamington Spa CV33 9UR

Nestled in the heart of the sought-after Leamington Spa, this exquisite double fronted modern family home offers a perfect blend of style, comfort, and convenience. Boasting a thoughtfully designed layout, this property is sure to capture your interest.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)

## ACCOMMODATION

### Ground Floor:

Step into the spacious lounge, bathed in natural light from the triple aspect windows, which include a striking bay window, creating an inviting space for family gatherings or quiet relaxation. The combined kitchen diner, adorned with French doors leading to the garden, is a culinary haven, ideal for both cooking enthusiasts and those who love to entertain. A convenient WC and a utility room complete this level, providing practical amenities for modern family living.

### Upper Floor:

Ascend the staircase to discover the generously sized family bedroom, complete with its own ensuite bathroom featuring a refreshing shower. Two additional well-appointed bedrooms offer versatility for guests, family members, or a dedicated home office. A spacious family bathroom with a soothing bath completes this floor, offering a tranquil retreat after a long day.

### Outdoor Oasis:

Situated on a corner plot, this property boasts a rare advantage. A garage provides secure parking and storage, while the large garden beckons with two separate patio areas, ideal for al fresco dining or lounging in the sun. The verdant lawn is a perfect playground for children and pets, offering ample space for outdoor activities.

Experience the essence of Leamington Spa living in this exceptional residence and schedule 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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	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	
	<b>83</b>		<b>94</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

### Ground Floor

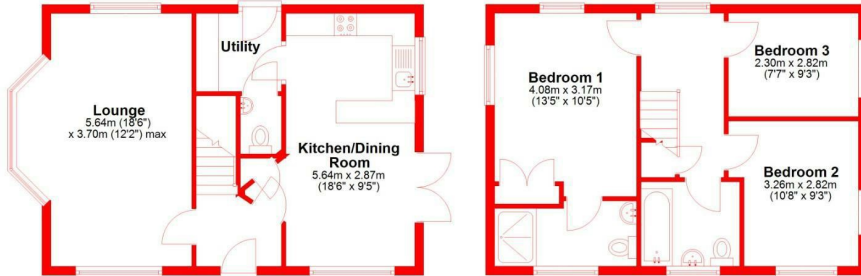
Approx. 61.1 sq. metres (657.6 sq. feet)



**Garage**  
2.78m x 5.30m  
(9'1" x 17'5")

### First Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



**Lounge**  
5.64m (18'6")  
x 3.70m (12'2") max

**Utility**

**Kitchen/Dining Room**  
5.64m x 2.87m  
(18'6" x 9'5")

**Bedroom 1**  
4.08m x 3.17m  
(13'5" x 10'5")

**Bedroom 3**  
2.30m x 2.82m  
(7'7" x 9'3")

**Bedroom 2**  
3.26m x 2.82m  
(10'8" x 9'3")

Total area: approx. 106.5 sq. metres (1146.6 sq. feet)



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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.