

BELVOIR!

Offers Over £500,000



The Coach

, Leamington Spa CV31 3DQ

NO CHAIN.

Belvoir leamington spa are proud to present this one of a kind three bedroom detached property situated on the edge of Whitnash and a 5 minute drive from Leamington's vibrant town centre. The accommodation briefly consists of; three double bedrooms, two bathroom, two living areas, modern kitchen, downstairs W/C, generous walled garden, off road parking for three cars and separate office to the rear.

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ACCOMMODATION

Entrance Hall: on entering the property you are greeted with a downstairs cloakroom to your left and access to the first floor via the staircase.

Cloakroom: low flush w/c and vanity unit wash basin.

Living Room: a great sized living space with bi-folding doors onto the patio and a window to the front elevation.

Kitchen/Diner: This is a sleek ultramodern kitchen with wood effect high and low units, solid white worktops and peninsula unit. The kitchen is also fitted with modern integrated appliances such as; electric double ovens, electric hob, vented extractor, fridge and freezer and dishwasher. The dining area makes this a wonderful entertaining area with access to the garden via bi-folding doors.

Principal Bedroom: A large double bedroom with a large array of built in storage and access to the en-suite wet room that consists of; pedestal wash basin, walk in shower, low flush w/c.

Second bedroom: Another well-proportioned double bedroom with plenty of space for bedroom furniture.

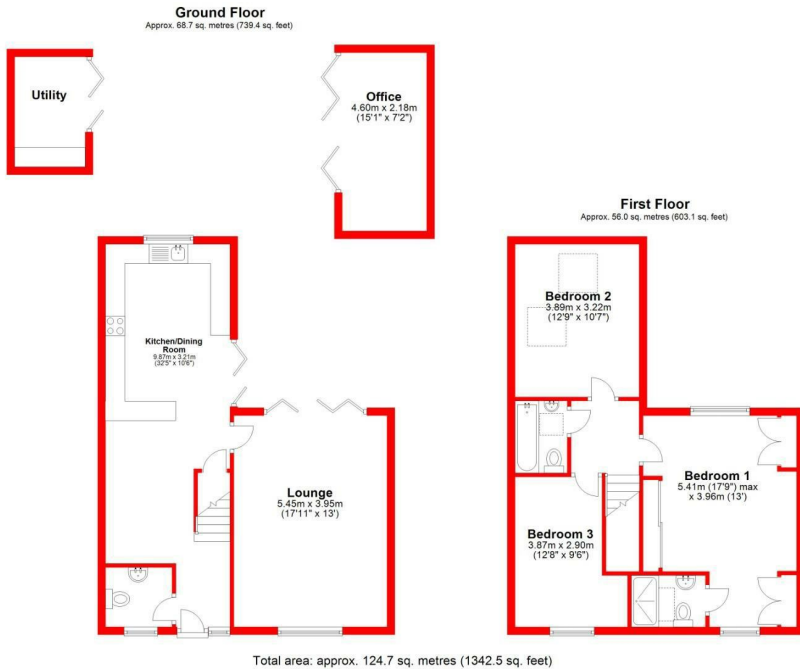
Third bedroom: The last double bedroom with again plenty of space for bedroom furniture.

Main Bathroom: a well sized modern bathroom with large bath, pedestal wash basin and low flush w/c.

Outside Office: This is a great use of the garden, creating another living space or home office with bi-folding doors.

Private Rear Garden: a well sized walled garden with large slate patio accessed via either set of bi-folding doors, decking area and utility to the left hand side.

Heating System: The property also benefits from underflooring heating on the ground floor and eco friendly air exchange unit for the upstairs.



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		90	(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk



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.

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