

# BELVOIR!

Guide Price £400,000



## 1 Forfield Place

, Leamington Spa CV31 1HG

Nestled on a tranquil street in the vibrant neighbourhood of Leamington, this stunning double-fronted house seamlessly blends historic charm with modern comforts. From the moment you approach the property, the classic facade, with its symmetrical design and charming double frontage, welcomes you into a world of timeless elegance and sophistication.

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

## ACCOMMODATION

PLEASE NOTE - the garage/driveway is not part of the house which is shown in the front shot.

Step inside to discover a wealth of beautiful features, including herringbone and wooden floors, tasteful panelled walls, and stylish accents throughout, all meticulously designed to exude warmth and character at every turn. The spacious living room, with wooden flooring and an inviting wood burner sets a welcoming tone for the entire home. Thoughtful additions such as fitted bookshelves and understairs storage add functionality while maintaining the aesthetic appeal.

The galley-style kitchen, boasting marble worktops and sleek white cupboards, comes fully equipped with modern amenities. A sliding door leads to a compact utility room where you'll find a washing machine and dishwasher, providing ample storage space. Flowing seamlessly from the kitchen is the open-plan dining room, where stylish panelled walls nod to the property's age. Completing the functionality of this floor is a conveniently located WC.

Upstairs, three bedrooms offer peaceful retreats, each exuding its own unique charm. The neutral palette creates a serene ambiance. The family bathroom, with feature tiling epitomizes modern luxury with its sleek design and amenities.

Stepping outside, the property reveals an enchanting walled courtyard garden with attractive stone tiles. This space has the potential to be adorned with plants and other features, this space promises to be the perfect setting for al fresco dining or simply unwinding after a long day.

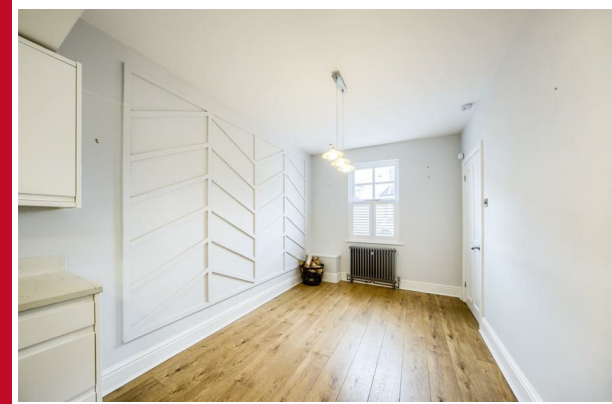
In summary, this double-fronted house offers a harmonious blend of historic charm and modern comforts, all within the vibrant setting of Leamington. From the elegant interiors to the tranquil courtyard garden, every detail has been thoughtfully designed to create a beautiful and inviting home.

Parking is on street (permit required)

Please note - Floorplan coming soon

Fixtures and Fittings - Only those mentioned within these particulars are included in

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>60</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.