

# BELVOIR!

Guide Price £530,000



## 4 Inglewood Close

, Leamington Spa CV32 7AD

Charming Detached Bungalow in Quiet Cul-de-Sac

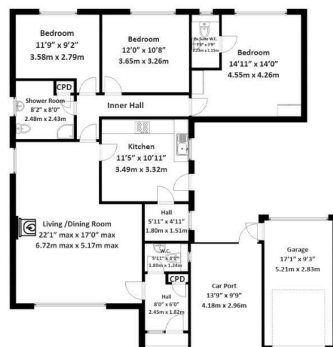
Offered for sale with no onward chain, this delightful three-bedroom detached bungalow is perfectly nestled in Inglewood Close, a friendly and exclusive cul-de-sac just north of central Leamington Spa. This home not only promises both comfort and potential for customization to suit personal tastes but also boasts thoughtful enhancements like gas central heating throughout and an advantageous elevation for optimal sun and light exposure.

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



Internal Area 136.87 square metres / 1,473 square feet (excludes garage and car port)

Ground Floor



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## ACCOMMODATION

### Key Features:

**Secluded Setting:** Perfectly placed in an exclusive, quiet area.

**Friendly Location:** Situated in a tight-knit community, ideal for those looking to settle in a warm and welcoming neighborhood.

**Generous Living Space:** Includes a large lounge with a dining area, featuring a classic style fireplace and expansive front window.

**Functional Kitchen:** Features modern utilities, extensive storage solutions, and a breakfast area with a view.

**Comfortable Bedrooms:** Three well-sized bedrooms, with the master featuring ample wardrobe space and an ensuite.

**Outdoor Living:** Mature gardens envelop the home, offering lush greenery and a private patio for relaxation.

**Additional Amenities:** Equipped with a carport, garage, utility room, extra cloakroom, and an inner hallway for added convenience and functionality.

**Local Area:** The home is ideally positioned near the vibrant heart of Leamington Spa and benefits from local amenities within walking distance including shops, eateries, and parks.

This home is not just a living space but a canvas awaiting your personal touch, with substantial scope for enhancements and refinements. Visit this hidden gem in Leamington Spa, and see the potential for yourself. This is a rare opportunity to own a substantial property with immense potential in a sought-after location.

**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.



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>84</b>	
		<b>68</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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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.