

BELVOIR!

Guide Price £320,000



5 Harrow Road

, Whitnash CV31 2JD

NO CHAIN!

Charming 3-Bedroom Semi-Detached House in South Leamington

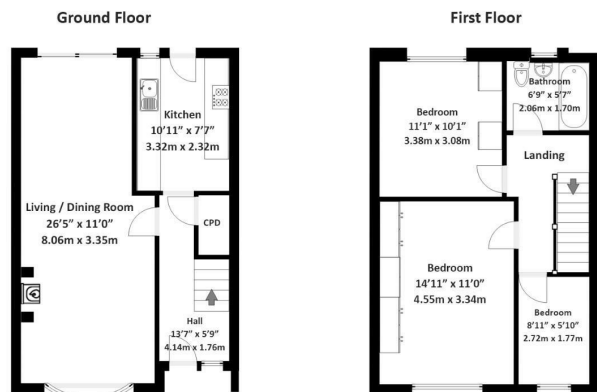
Welcome to this delightful 3-bedroom semi-detached house situated in the highly sought-after area of South Leamington. Perfectly blending classic charm with modern conveniences, this home offers ample living space, a beautifully landscaped garden, and excellent transport links. The property is perfectly situated within walking distance of a Primary School with Ofsted rating of outstanding!

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Total Living Area 84.12 square metres / 905 square feet



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ACCOMMODATION

Ground Floor

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the house. The hallway leads through an elegant arched doorway into the well-appointed kitchen. This space is designed to maximize both space and light, featuring modern appliances and plenty of storage. A door from the kitchen provides convenient access to the garden, making outdoor dining and entertaining a breeze.

The front room and dining room span the length of the house, creating a generous open-plan living area. Dual aspect windows flood the space with natural light, enhancing the sense of openness and brightness. French doors from the dining area open directly onto the garden, seamlessly connecting indoor and outdoor spaces.

First Floor

Upstairs, you will find three well-proportioned bedrooms. The master bedroom and the second bedroom both benefit from fitted wardrobes, offering ample storage space and a sleek, uncluttered look. The family bathroom is also located on this floor, featuring modern fixtures and fittings.

Outdoor Space

The garden is a true highlight of this property. A patio area provides the perfect spot for al fresco dining, while mature trees and shrubs offer privacy and a sense of tranquility. The garden is an ideal space for relaxation, play, or gardening enthusiasts.

In addition to the garden, the property includes a garage and a driveway, ensuring plenty of parking and storage options.

Location

Situated in the desirable South Leamington, this home enjoys a prime location with easy access to both town and countryside. Excellent transport links, including nearby bus routes and train stations, provide convenient connections to surrounding areas and major cities. The proximity to local amenities, schools, and parks makes this an ideal location for families and professionals alike.



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
		64	
		83	
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.

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