

BELVOIR!

Guide Price £330,000



17 New Street

, Leamington Spa CV31 1HL

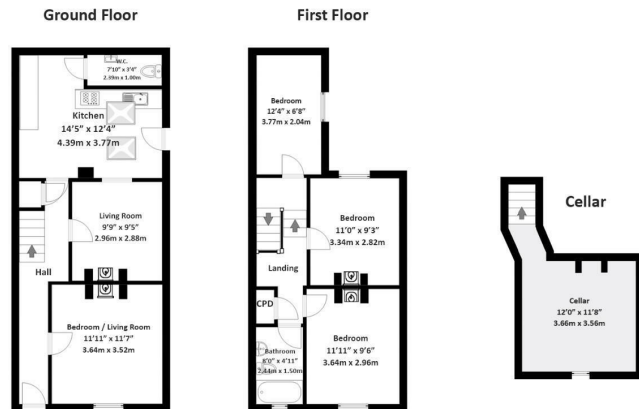
INVESTMENT OPPORTUNITY

Property Overview: Nestled in the highly sought-after town of Leamington, this delightful 3-bedroom detached redbrick house effortlessly combines classic charm with modern convenience. Offering spacious living areas and ample amenities, this property offers a versatile layout and significant potential for capital growth. The current rental amount is £1,850pcm.

WWW.BELVOIR.CO.UK



Total Living Area 106.59 square metres / 1147 square feet



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

ACCOMMODATION

PLEASE NOTE - The property has been rented for the next academic year 2024/2025 (11 month contract starting on August 1st 2024 with the rent being £1850pcm.)

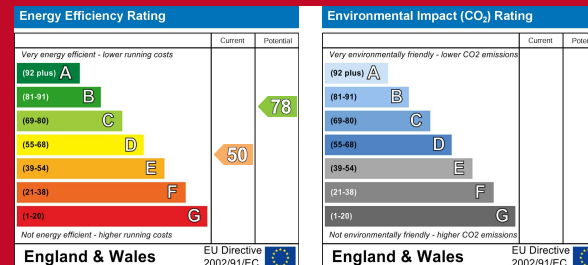
Key Features:

- **Large Kitchen:** The spacious kitchen is perfect for entertaining and dining, equipped with modern appliances, ample counter space, and plenty of storage.
- **Dining Room:** A bright and inviting space ideal for relaxation or entertaining guests. Large windows allow for an abundance of natural light.
- **Living Room/Additional Bedroom:** Currently used as an additional bedroom, this flexible space can be easily converted back into a formal dining room, home office, or rental unit.
- **Three Bedrooms Upstairs:** The upper floor hosts three well-sized bedrooms, offering comfortable accommodation options for tenants.
- **Family Bathroom:** The property includes a modern family bathroom with up-to-date fixtures and fittings.
- **Cellar:** Additional storage space with the potential for further development, subject to planning permissions.
- **On-Street Parking:** Convenient on-street parking is available, ensuring easy access for residents and visitors.

Local Amenities: North Leamington boasts a wealth of amenities that enhance its appeal as a residential area. The property is within close proximity to a variety of shops, cafes, and restaurants. For leisure and recreation, nearby parks and green spaces, including the picturesque Jephson Gardens and Newbold Comyn, offer tranquil settings for outdoor activities.

Transport Links: This property benefits from excellent transport links. Leamington Spa train station is easily accessible, providing direct services to Birmingham, Coventry, and London. For those who drive, the A46 and M40 motorway offer convenient routes to surrounding cities and the wider Midlands region.

Schools and Education: The area is home to several reputable schools, enhancing its attractiveness to families and long-term tenants. North Leamington School, a top-rated secondary school, is within walking distance, along with numerous primary schools and nurseries nearby.



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



BELVOIR!

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.