

# BELVOIR!

Offers Over £475,000



## 60 Plymouth Place

, Leamington Spa CV31 1HN

NO CHAIN!

Stunningly Renovated 3-Bed Terraced House in Leamington Spa

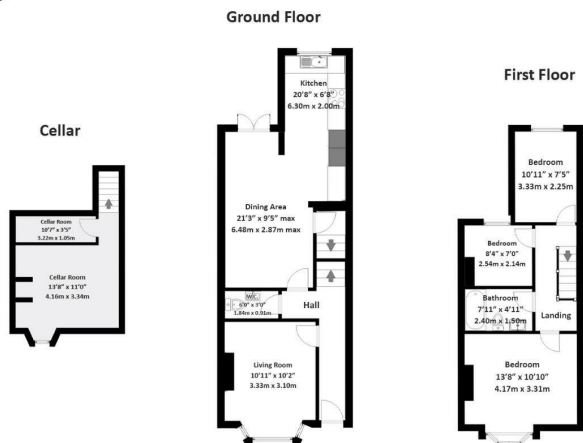
Discover modern living with this beautifully renovated 3-bedroom terraced house in the heart of Leamington Spa. This home has been thoughtfully upgraded with a side return and rear extension, offering a perfect blend of contemporary style and classic charm.

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





Total Living Area 100.34 square metres / 1080 square feet



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## ACCOMMODATION

Ground Floor:

Entrance Hall: Welcoming and well-lit, setting the tone for the rest of the property.

Living Room: Featuring a charming bay window that bathes the room in natural light, providing a cozy and inviting space.

Downstairs WC: Conveniently located for guests and everyday use.

Open Plan Dining Room and Kitchen: The heart of the home, with a striking glass side extension that enhances the sense of space and light. The kitchen boasts sleek matt grey cabinetry, extending from high to low, harmonizing beautifully with the black panelling on the side return. Perfect for both family gatherings and entertaining.

Cellar: A versatile space offering additional storage or potential for further development, providing practical benefits and added utility.

First Floor:

Master Bedroom: A generously sized double bedroom to the front of the property, complete with a bay window that adds character and additional light.

Family Bathroom: Stylishly appointed with modern fixtures and finishes.

Additional Bedrooms: Two further well-sized bedrooms, ideal for family, guests, or a home office.

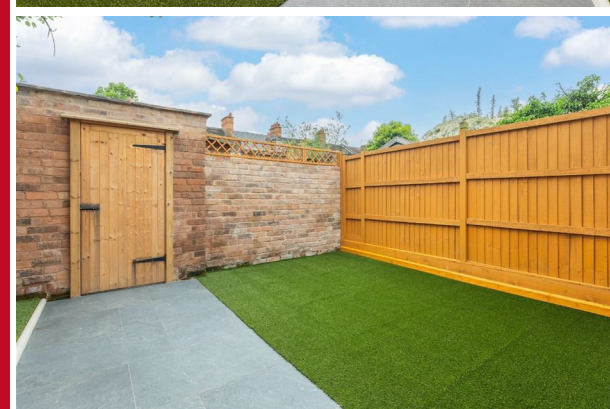
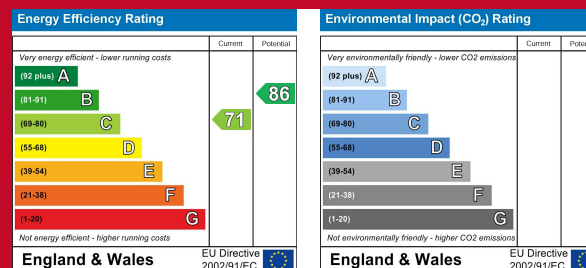
Exterior:

Garden: The rear garden offers a low-maintenance outdoor space with astro turf and a walled boundary for privacy. It also includes rear access, making it both practical and private.

On-Street Parking: Ample parking available directly outside the property.

Local Amenities: Conveniently located close to a range of local shops, cafes, and public transport, ensuring all your daily needs are within easy reach.

Additional Features:



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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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