

BELVOIR!

Offers Over £500,000



2 St. Marks Mews

, Leamington Spa CV32 6EJ

* No Chain *

Welcome to this beautifully designed 3/4 bedroom terraced home, ideally situated in the north of Leamington Spa. Offering spacious and modern living across two floors, this property provides an ideal balance of style, practicality, and convenience for family living or those in need of extra space.

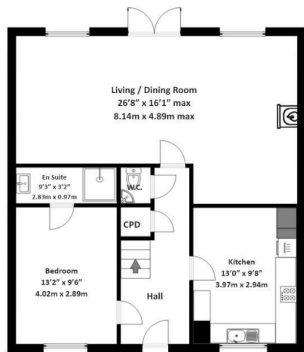
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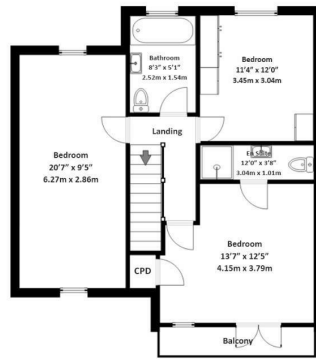


Total Living Area 133.26 square metres / 1434 square feet

Ground Floor



First Floor



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ACCOMMODATION

Upon entering through the inviting entrance hall, you'll find a generously sized bedroom with an ensuite bathroom to your left, perfect as a guest room, home office, or additional living space. To the right, a sleek and contemporary kitchen awaits, fully equipped with integrated appliances, including a gas stove. This kitchen provides plenty of counter space and storage, offering a perfect blend of functionality and modern design.

Moving through the hallway, a convenient downstairs WC adds extra practicality. At the rear of the property, an expansive open-plan living and dining room runs the full width of the house, creating an ideal setting for relaxation and entertaining. Natural light floods the space, with French doors that open directly onto the garden, enhancing the indoor-outdoor flow.

The low-maintenance, patioed garden at the rear is designed for easy upkeep, making it a perfect spot for outdoor dining or a quiet retreat.

Upstairs, the landing leads to a well-appointed family bathroom with shower over bath. A cozy bedroom at the rear overlooks the garden, offering a peaceful retreat. The second, larger bedroom spans from the back to the front of the property, boasting dual-aspect windows that fill the room with natural light.

At the front of the house, the spacious master bedroom is a highlight, featuring a private ensuite bathroom and its own balcony, which overlooks the front of the property. This outdoor space provides a tranquil spot to enjoy a morning coffee or relax in the evening, with charming views of the quiet street.

The property benefits from a private driveway at the front, providing off-street parking for two cars—an added convenience for modern family life.

This stunning home in Leamington Spa offers the perfect combination of space, modern features, and low-maintenance outdoor living. Whether you're looking for a family home or simply more space, this property delivers both comfort and practicality in an excellent location.

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
73	84		
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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