

BELVOIR!

Offers Over £345,000



1 Davidson Avenue

, Leamington Spa CV31 1LT

OPEN DAY SATURDAY 29TH MARCH 9:00am-1:00pm.

This beautifully presented end-of-terrace property offers a comfortable and well-proportioned living space across two floors. Situated in a highly sought-after area of South Leamington, this home is ideal for families and professionals alike, providing easy access to local amenities, schools, and excellent transport links.

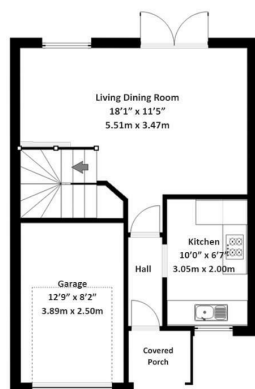
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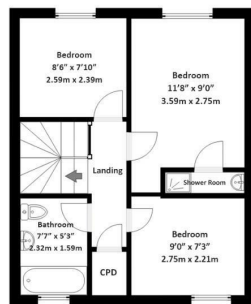


Total Living Area 65.20 square metres / 702 square feet

Ground Floor



First Floor



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ACCOMMODATION

Ground Floor:

At the front of the property, a covered porch provides a welcoming entrance. Stepping inside, you are greeted by a spacious hallway that leads to a well-appointed kitchen. The kitchen is fitted with a range of high and low cupboards, a gas hob, an integrated oven, and a sink, with ample space for white goods and additional appliances, making it highly practical for everyday use.

The generously sized living and dining area spans the width of the house. Large windows and French doors provide plenty of natural light and offer seamless access to the rear garden.

Upper Floor:

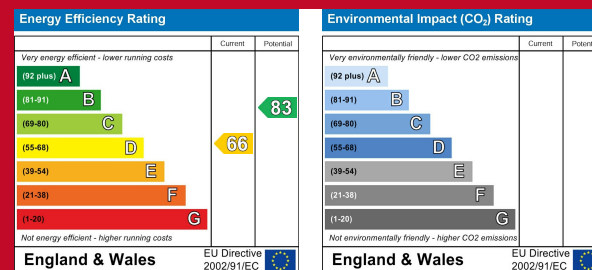
Upstairs, the property boasts three well-proportioned bedrooms. The principle bedroom benefits from an en-suite shower room, adding a touch of privacy and convenience. The two additional bedrooms offer versatility, making them suitable for family members, guests, or even a home office setup. A well-maintained family bathroom serves the upper floor, featuring a bathtub, overhead shower, sink, and WC, ensuring both comfort and functionality.

Outside:

The property enjoys a rear garden, complete with a patio area and a lawn, offering outdoor space for relaxation, dining, or children's play. A convenient garage provides ample storage or secure parking. Additionally, the driveway at the front of the house allows for off-road parking, adding to the home's practicality.

This charming home in South Leamington is perfectly positioned to enjoy the best of both worlds – a peaceful residential setting while remaining within easy reach of the town's vibrant amenities and transport connections. Whether you are a growing family or a professional seeking a spacious and well-located home, this property presents a fantastic opportunity for you to put your own stamp on.

The property also benefits from being situated next to a stunning river walk.



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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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