

# BELVOIR!

Guide Price £274,950



## 31 William Street

, Leamington Spa CV32 4HJ

**\*\* NO ONWARD CHAIN \*\*** Ideally located in the vibrant heart of Royal Leamington Spa, 31 William Street is a beautifully presented period redbrick terraced home, just a short walk from the serene Jephson Gardens and a wide range of cafés, independent shops, and local amenities.

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

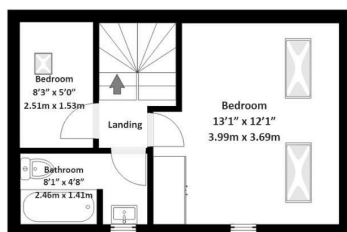


Total Internal Living Area 48.48 square metres / 522 square feet

Ground Floor



First Floor



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

## ACCOMMODATION

Behind its attractive façade, the home offers a well-considered blend of period charm and modern comfort. The ground floor features a bright, spacious open-plan kitchen with a gas hob, generous worktop space, and room for all essential appliances. The adjoining living and dining areas create a warm and versatile space, ideal for both entertaining and relaxing. A downstairs WC adds to the property's practicality.

Upstairs, the accommodation includes a generous primary double bedroom, and a second smaller room – perfect as a home office, guest room, or nursery. A well presented family bathroom completes the first floor.

To the rear, the property boasts a private bricked courtyard garden – a low-maintenance outdoor space, ideal for al fresco dining or a quiet morning coffee.

Perfect for professionals, couples, or investors, this well-located and versatile home offers the very best of central Leamington living.

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

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents only.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you to Furnley House for help with finance. We may receive a 20% fee, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you to Thomas Flavell + Sons solicitors or Davisons Law, we may receive a fee of £150, if you use their services.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		87			
		69			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.