

# BELVOIR!

Guide Price £280,000



## 38 Prospect Road

, Leamington Spa CV31 2BZ

**\*\* NO ONWARD CHAIN \*\*** Located on Prospect Road, this property offers a blend of traditional character and modern convenience. With its gabled roof and red brick façade, it reflects the early suburban architecture typical of Leamington. Situated in the south of the town, the property provides excellent access to open countryside while remaining within easy reach of transport links, shops, cafés, and other amenities.

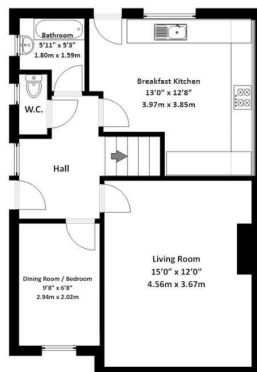
[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)



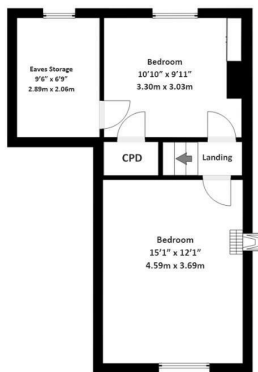


Total Internal Living Area 80.87 square metres / 870 square feet

Ground Floor



First Floor



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## ACCOMMODATION

Accessed via a side entrance, the ground floor features a welcoming hallway, leading to a versatile front reception room, ideal as a formal dining space, home office, or downstairs bedroom. A spacious main living room enjoys large windows, creating a bright and inviting atmosphere. There's also a ground floor WC, a separate full bathroom, and a well-equipped kitchen with both high and low-level units, featuring a gas hob for convenient cooking.

Upstairs, the main bedroom features a charming period fireplace, adding character and warmth, while the second bedroom includes under-eaves storage, making the most of the home's unique roofline.

The property includes a turfed front garden and a generous rear garden, offering plenty of outdoor space for everyday use and relaxation.

Whether you're a first-time buyer, downsizer, or investor, this home offers timeless style, a great location, and a peaceful, well-connected setting.

Parking is available on street.

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.

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| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
|                                             | Potential |                                                                 | 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 |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |

Current

Potential

84

58

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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.

