

BELVOIR!

Guide Price £360,000



20 Villiers Street

, Leamington Spa CV32 5YH

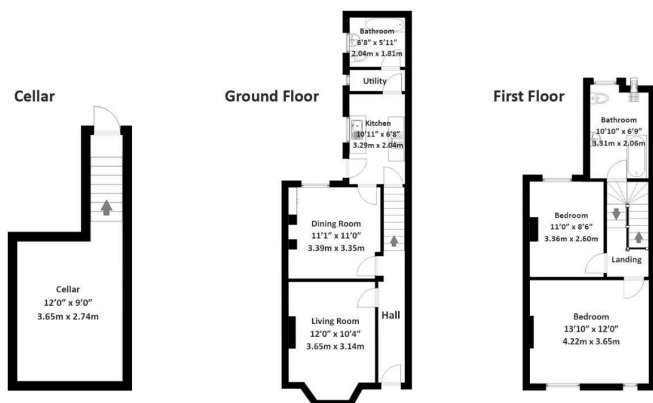
**** NO ONWARD CHAIN! **** Discover this attractive period terraced home, perfectly situated on the ever-popular Villiers Street in the heart of Leamington Spa. With its classic green front door and timeless kerb appeal, this property effortlessly combines traditional charm with modern comfort. Having been cherished and well looked after as a loved family home for many years, it offers a warm and inviting atmosphere throughout.

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Total Internal Area 89.74 square metres / 966 square feet



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ACCOMMODATION

Inside, a welcoming hallway leads to a bright and spacious living room featuring a bay window that floods the space with natural light. A built-in cupboard provides handy storage, while beyond lies the dining room: a warm and versatile area ideal for family meals or entertaining guests.

To the rear, the galley kitchen is thoughtfully designed in a charming country cottage style, with fitted units extending from high to low for maximum storage and workspace. The kitchen opens directly onto the garden, with a small utility room just beyond, adding extra practicality. The ground-floor bathroom is generously sized and features both a full-size bath and a separate shower; a rare and much-appreciated luxury in homes of this style.

Upstairs, a central landing leads to two well-proportioned double bedrooms and a second bathroom, creating an ideal layout for couples, small families, or guests.

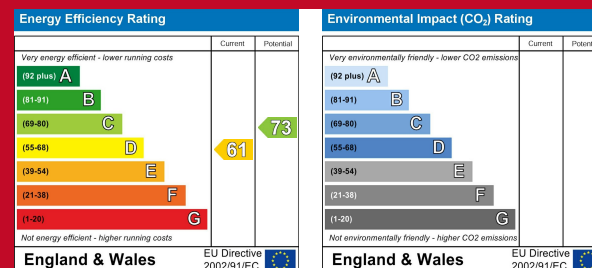
Outside, the property enjoys a private courtyard garden: a tranquil spot perfect for relaxing, gardening, or enjoying a morning coffee. On-street parking is conveniently available.

This delightful home is an excellent choice for professionals, first-time buyers, or those looking to downsize while remaining close to Leamington Spa's vibrant shops, cafes, and parks. Properties in this sought-after location are rarely available; early viewing is highly recommended.

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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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.