

BELVOIR!

Guide Price £235,000



6 Ginkgo Walk

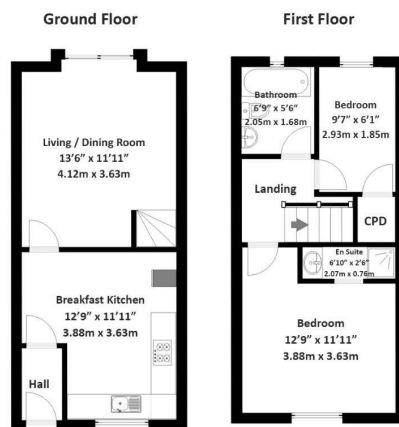
, Leamington Spa CV31 3QT

**** NO ONWARD CHAIN **** Located just a short distance from Leamington Spa's town centre and train station, this two-bedroom end-terrace home offers a fantastic opportunity for first-time buyers, commuters, or investors looking to put their own stamp on a property in a prime location.

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Total Living Area 57.11 square metres / 615 square feet



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ACCOMMODATION

Offered with no onward chain, the home features a spacious kitchen diner which comes equipped with an integrated oven, gas hob, and room for additional appliances, providing a solid foundation for a modern update.

The comfortable lounge includes a feature fireplace and French doors that open out to a private rear garden. The garden is a real highlight, offering a blend of decking and AstroTurf for a low-maintenance space perfect for relaxation or entertaining. A paved slab path leads to the back gate, and there's a garden shed for extra storage.

Upstairs, the main bedroom offers ample space and an en-suite shower room for added convenience. The second bedroom, while smaller, is still a good size and features built-in storage. The family bathroom includes a bath with a shower overhead, a wash hand basin with a vanity unit, and a low-level W.C.

Externally, there is allocated parking for one car at the front of the property, ensuring off-road parking for you and your guests.

This home offers a fantastic canvas for anyone looking to create a modern and comfortable living space in a sought-after location.

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

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