

BELVOIR!

Guide Price £190,000



37 Acacia Road

, Leamington Spa CV32 6EG

This two-bedroom ground-floor maisonette, situated in the sought-after area of North Leamington, has recently been renovated to a high standard. The home features a bright and spacious sitting room, complete with a feature fireplace that adds a touch of character to the space. The kitchen is modern and stylish, equipped with high to low units that enhance its functionality and appeal.

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ACCOMMODATION

The property includes two comfortably sized bedrooms and benefits from a spacious garden, perfect for outdoor relaxation and enjoyment. The accommodation further boasts a driveway that accommodates one car, and an additional car parking space. There is also an Electrical Car Charging point, enhancing convenience for residents.

With its close proximity to local shops and excellent transport links, this maisonette is ideally positioned for ease of access to all that Leamington Spa has to offer. This home is perfectly suited for individuals or small families looking for a blend of comfort and convenience in a desirable neighbourhood. The entire house has been thoughtfully renovated, offering a fresh and updated living environment.

No Service Charge



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		64	
		75	
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.