

FOR SALE



Beverley Road, Leamington Spa

4 Bedrooms, 1 Bathroom, Detached House

£800,000





- Four double bedrooms
- Spacious living room
- Downstairs cloakroom
- Sought after location
- Requires modernisation throughout
- Private rear garden
- Garage and off road parking

Requiring modernisation throughout this four bedroom detached home is situated conveniently for Leamington Spa in this highly sought after location. With four well proportioned bedrooms, spacious dual aspect living room, kitchen, utility and downstairs cloakroom. Externally there is a private rear garden and at the side of the property is a single garage and off road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



HALLWAY 10' 3" x 9' 10" (3.12m x 3m)

KITCHEN 13' 5" x 8' 1" (4.09m x 2.46m)

UTILITY ROOM 8' 1" x 7' 10" (2.46m x 2.39m)

LIVING ROOM 19' 4" x 13' 5" (5.89m x 4.09m)

DINING AREA 9' 0" x 8' 11" (2.74m x 2.72m)

BEDROOM 13' 4" x 10' 0" (4.06m x 3.05m)

BEDROOM 12' 3" x 9' 10" (3.73m x 3m)

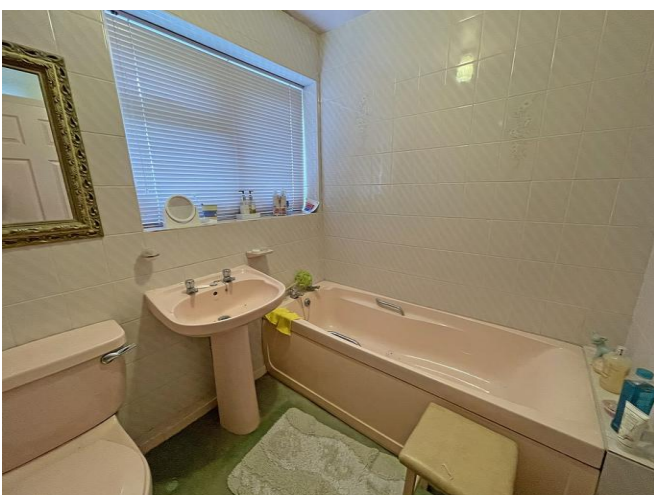
BEDROOM 10' 2" x 8' 11" (3.1m x 2.72m)

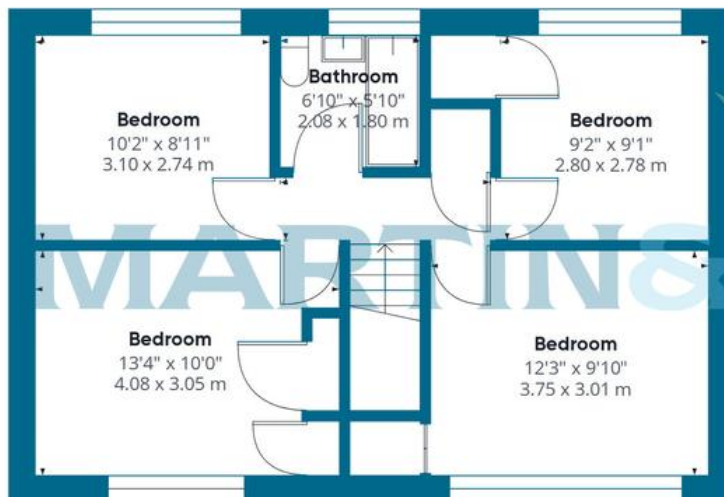
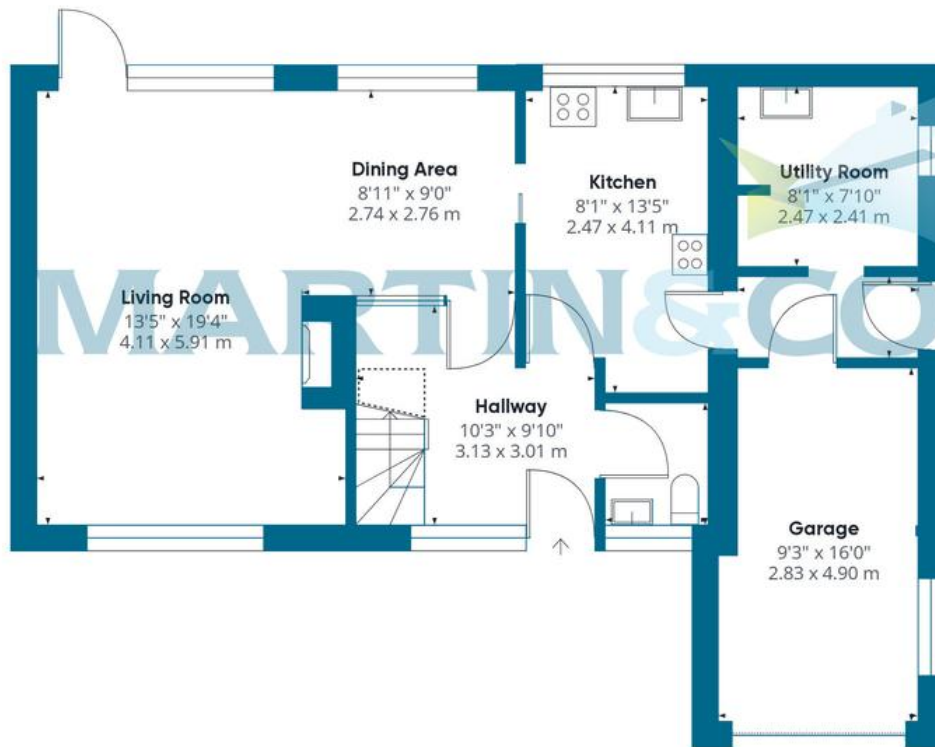
BEDROOM 9' 2" x 9' 1" (2.79m x 2.77m)

BATHROOM 6' 10" x 5' 10" (2.08m x 1.78m)

GARAGE 16' 0" x 9' 3" (4.88m x 2.82m)

Council tax band - F





Approximate total area

1338.21 ft²

124.32 m²

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