

Peter Clarke



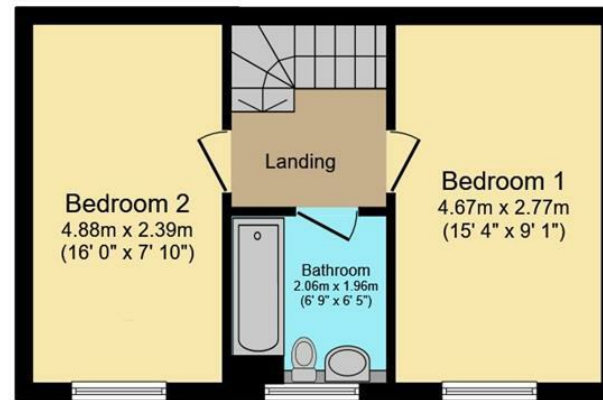
No3 Belmont Mews Park Road, Leamington Spa, CV32 6NU



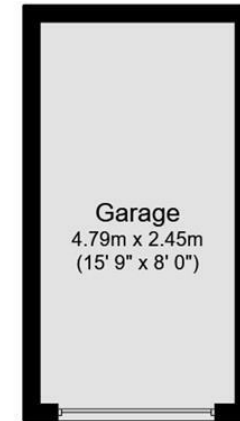
# 3 Belmont Mews, Leamington Spa, CV32 6NU



**Ground Floor**  
Floor area 34.0 m<sup>2</sup> (366 sq.ft.)



**First Floor**  
Floor area 32.1 m<sup>2</sup> (346 sq.ft.)



**Garage**  
Floor area 11.7 m<sup>2</sup> (126 sq.ft.)

**TOTAL: 77.9 m<sup>2</sup> (838 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Stunning Mid Mews Home
- Two Double Bedroom
- Family Bathroom
- Large Open Plan Living & Dining Room
- Modern Breakfast Kitchen
- Low Maintenance Enclosed Garden
- Parking For Two Cars
- Garage
- EPC Rating D



Offers In Excess Of  
£300,000

A beautifully presented and incredibly spacious, two double bedroom, mid mews home located in this quiet and secluded spot on the highly regarded Park Road, to the north of Leamington town centre. Having outstanding interior accommodation comprising entrance porch, open plan living and dining room and a modern fitted breakfast kitchen. To the first floor are two generous double bedrooms and a well proportioned family bathroom. Outside the property benefits from a large and beautifully presented, low maintenance garden, parking for two cars and a single garage.

#### Porch

Opening into the living and dining area.

#### Living & Dining Room

A generous reception space offering ample room for both living and dining furniture and benefitting from a large bay window with delightful window seat, which over looks the garden, having stairs rising to the first floor landing, useful understairs storage area, stunning paneled feature wall and doorway leading to the modern fitted kitchen.

#### Breakfast Kitchen

A modern breakfast kitchen comprising a range of contemporary style wall and base mounted units with contrasting work surfaces over with integrated AEG appliances including fan assisted oven, counter top mounted induction hob and over head extractor. In addition there is space and plumbing provided for washing machine and dishwasher as well as ample room for an American style fridge freezer. The picture is completed in this stunning kitchen with a versatile breakfast bar and large front facing window overlooking the garden.

#### To The First Floor

The first floor landing has stairs rising from the living room and gives way to both bedrooms and the family bathroom and also benefits from a Velux window to the rear elevation providing fantastic natural light.

#### Bedroom One

A large double room, currently accommodating a super king bed comfortably and featuring a front facing window overlooking the garden.

#### Family Bathroom

Comprising a modern white suite with low level W.C having an enclosed cistern and dual flush, vanity unit mounted wash hand basin with under counter storage and a paneled bath with mains fed shower over. The bathroom features ceramic tiling to the floor and all splash back areas and has an obscured window to the front elevation.

#### Bedroom Two

Another sizable double room, currently being utilised as a dressing room and occasional bedroom, benefitting from a built in storage cupboard and front facing window overlooking the garden.

#### Outside

To the front of the property is a large and useable, low maintenance garden area with white picket fencing to three sides, paved foot path and ample space for exterior dining and entertaining.

#### Garage

A single garage is located to the front of the property and has an up and over garage door providing access form the parking area.

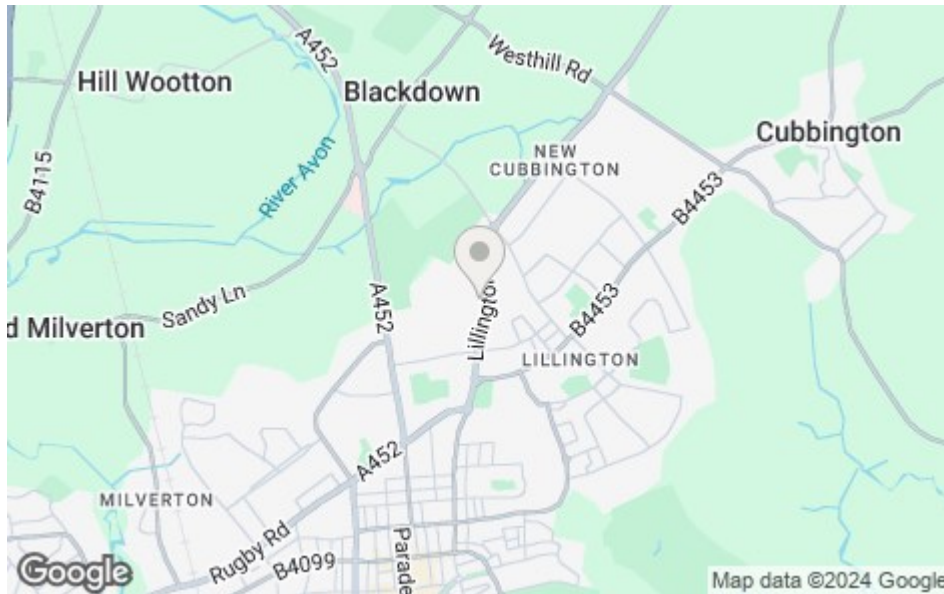












#### Parking

The property benefits from ample space to enable parking for two cars.

#### General Information

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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