



3 Bed Detached Bungalow

9 Belmont Drive
Royal Leamington Spa
CV32 6LS


MARGETTS
ESTABLISHED 1806

Price Guide £550,000

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Rarely seen on the open market, and superbly located at the end of a cul-de-sac setting, this delightful three bedroom detached bungalow is offered with no upward chain and provides well planned accommodation with gardens, good off-road parking and garage. Requires updating.

Enclosed Porch

with double glazed windows and door, and single glazed front door with matching side window opens, into the:

"L" Shaped Reception Hall

with radiator, fitted cloaks cupboard, access to the roof space, and further part-shelved storage cupboard. Airing cupboard housing the Worcester gas fired central heating boiler.

Cloakroom

with low-level WC, wash hand basin, tiled areas, eye-level wall cupboard and obscured double glazed window.

Through Lounge/Dining Room

21'3" m max' by 12'4" m max' red' to 10'1"

with fire setting, double glazed window to the front, sliding patio doors to the rear, radiators and serving hatch to the Kitchen.

Breakfast Kitchen

11'8" m x 9'6" m max'

with double drainer sink unit with mixer tap and base unit beneath, work surfacing and recess for cooker and plumbing for washing machine under. Fitted pantry cupboard, further eye-level wall cupboards, double glazed window and door to:

Rear Porch

double windows, door and sink unit.

Bedroom One - Front

10'11" m x 11'8" m max' inc' wardrobes

with double glazed window and radiator and fitted wardrobes.,

Bedroom Two - Rear

10'3" m inc' wardrobes by 9'1" m

with double glazed window, and radiator and the measurements include a fitted wardrobe.

Bedroom Three - Front

10'11" m max' reducing to 8'1" m x 7'1" m

with double door wardrobe, radiator and double glazed window. Fitted eye-level wall cupboard.

The Bathroom

has a coloured suite with panelled bath, wash hand basin and low-level WC, Myra shower fitted over the bath, double glazed window, radiator and tiled areas.



Outside

To the front, there is a large shaped lawn with block paved drive providing parking for a number of vehicles and giving access to the;

Enlarged Garage

19'10" m x 8'6" m
with electric light, power and personal door into the;

Rear Garden

Private and enclosed, mainly laid to lawn, with perimeter borders stocked with shrubs, plants and apple tree. Garden pond.

GENERAL INFORMATION

We understand the property is freehold and all mains services are connected.

Please note; access will be given from time to time, to the owners of the properties at the rear to maintain their wall/roof and gutters etc.





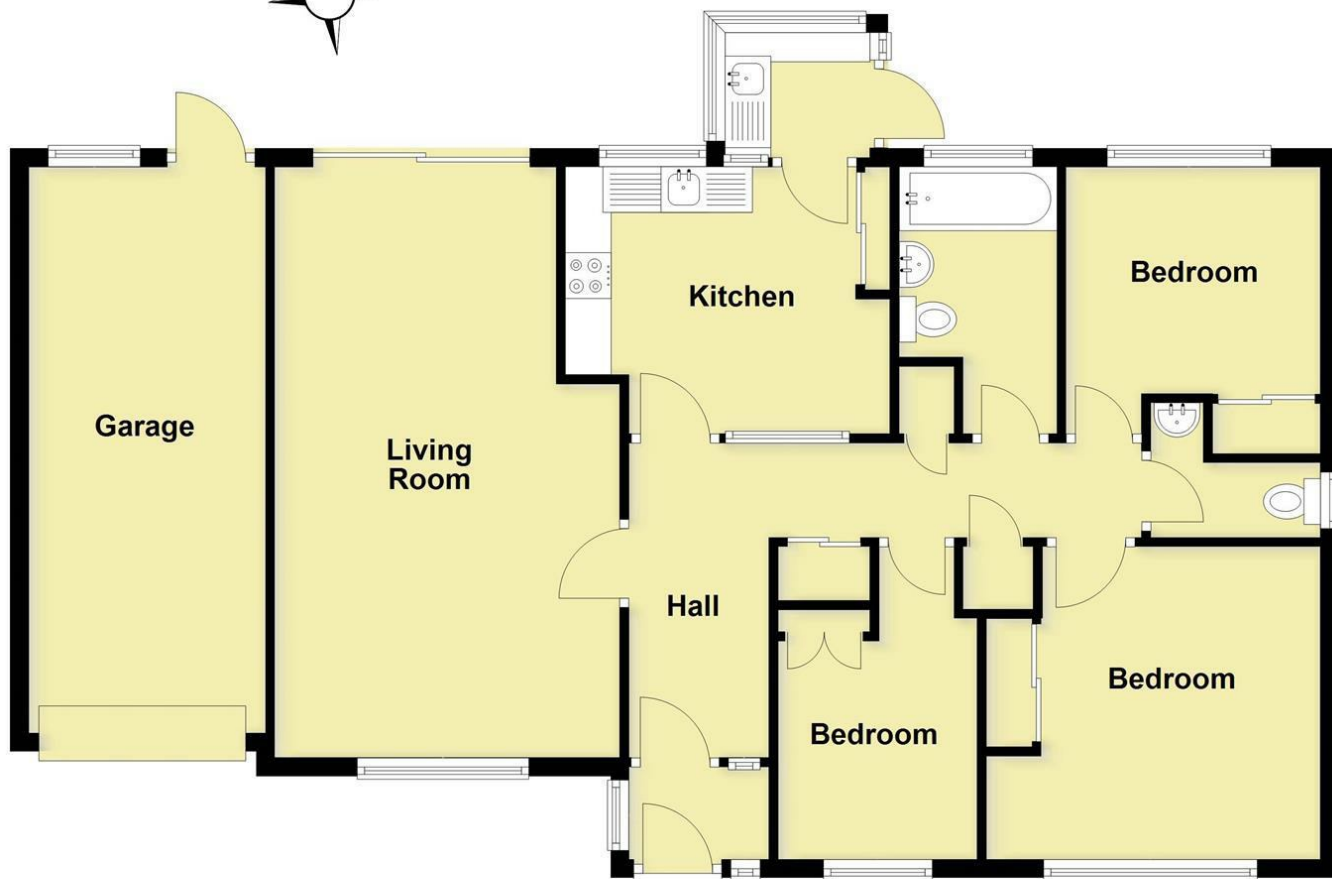
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Ground Floor

Approx. 101.2 sq. metres (1089.8 sq. feet)



Total area: approx. 101.2 sq. metres (1089.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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

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