

BELVOIR!

Offers Over £380,000



58 Othello Avenue

Heathcote, Warwick CV34 6ED

**** NO CHAIN **** Located in the popular residential area of Heathcote, South Leamington Spa, this well-proportioned three-bedroom home offers flexible living across three floors, ideally suited to first-time buyers, young families, or professional couples.

The property is positioned within a quiet and established residential development, benefitting from excellent transport links to Leamington Spa, Warwick, and surrounding areas, making it ideal for commuters.

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ACCOMMODATION

The accommodation is arranged over three floors and provides a practical and versatile layout. The ground floor features a useful utility space, a modern shower room, and access to the integral garage, offering excellent storage and functionality. There is also a third bedroom on this level, currently utilised as a home office, making it ideal for those working from home or requiring flexible living space.

On the first floor, the property opens into a spacious and light-filled living room, providing ample space for both relaxing and entertaining. The kitchen/diner is well laid out and offers a sociable environment for everyday living, with plenty of room for dining and family use.

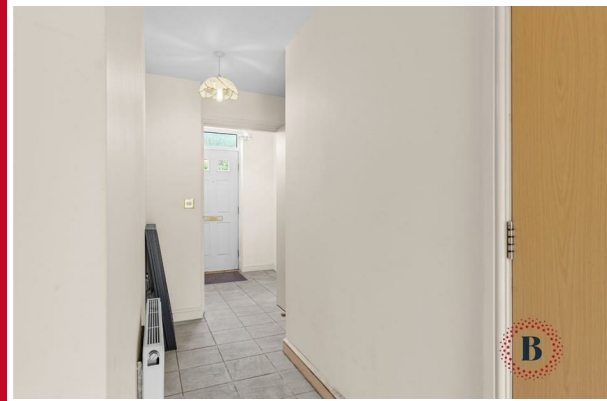
The second floor comprises two well-sized bedrooms, both benefiting from en-suite facilities, along with additional storage space. This arrangement is particularly appealing for families, guests, or those seeking a degree of privacy between rooms.

The property is presented in good overall condition, allowing buyers to move in with ease, while still offering the opportunity to modernise and personalise to their own taste over time.

Externally, the home benefits from a low-maintenance rear garden, predominantly paved and complemented by mature trees and planting, creating a private and pleasant outdoor space. To the front, there is a neat and attractive front garden, enhancing the kerb appeal and setting the property back nicely from the road. Further benefits include an integral garage and an additional driveway providing off-road parking, offering excellent practicality and convenience. The overall setting is both peaceful and residential, adding to the home's appeal.

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

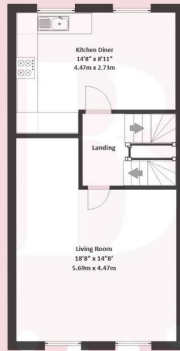


Total Internal Living Area 102.96 square metres / 1,108 square feet (excluding garage)

Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating	Current	Potential	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		
78		90			
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.