

BELVOIR!

Guide Price £285,000



36 Prospect Road

, Leamington Spa CV31 2BZ

Located on the ever-popular Prospect Road, this attractive home reflects the early suburban architecture typical of Leamington Spa. Set to the south of the town, it offers a great balance of convenience and calm, with easy access to open countryside as well as nearby transport links, shops, cafés, and everyday amenities.

Behind its red brick façade and gabled roof, the interior has been thoughtfully styled, using a palette of darker tones, natural materials, and carefully chosen finishes to create a warm, cohesive, and inviting atmosphere.

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Total Internal Living Area 83.02 square metres / 894 square feet

Ground Floor

- Living Room: 14'11" x 12'11" (4.55m x 3.68m)
- Dining Room: 9'9" x 6'8" (2.97m x 2.04m)
- Kitchen: 12'6" x 12'3" (3.80m x 3.73m)
- Bathroom: 6'7" x 6'0" (2.00m x 1.82m)
- W.C.
- Hall

First Floor

- Bedroom: 12'1" x 9'8" (3.68m x 2.99m)
- Bedroom: 15'0" x 12'2" (4.56m x 3.70m)
- Eaves Storage: 9'8" x 6'9" (2.98m x 2.06m)
- Landing
- CPD

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ACCOMMODATION

Entered via a side entrance, the home opens into a welcoming hallway. To the front, a versatile reception room provides flexibility as a dining area, home office, or occasional bedroom. The main living room is a cosy yet well-proportioned space, centred around a log burner set within an exposed brick chimney breast. Alcoves have been cleverly utilised, with space for a TV on one side and built-in shelving on the other, combining practicality with character. Large windows bring in natural light, balanced by wooden panelling that adds depth and texture.

The kitchen is both stylish and functional, featuring deep green lower cabinetry paired with polished wooden worktops. Neutral upper cupboards create contrast, while subtle gold accents add a refined touch. Integrated appliances are neatly incorporated, alongside a gas hob, maintaining a clean and practical layout.

The ground floor also benefits from a WC and a separate full bathroom, finished in a simple, neutral style.

Upstairs, the principal bedroom includes a period fireplace recess, adding charm and a sense of heritage. The second bedroom makes efficient use of the roofline, with under-eaves storage enhancing usability.

Outside, the front garden is neatly presented, with a small lawn, hedging for privacy, and a paved and gravelled path leading to the entrance. The rear garden has been thoughtfully arranged to offer a mix of seating and green space, including a private walled, composite decking area, and an elevated lawn beyond.

On-street parking is available.

A well-presented home with character and considered styling, ideally suited to first-time buyers, downsizers, or investors seeking a comfortable property in a well-connected yet peaceful part of Leamington Spa.

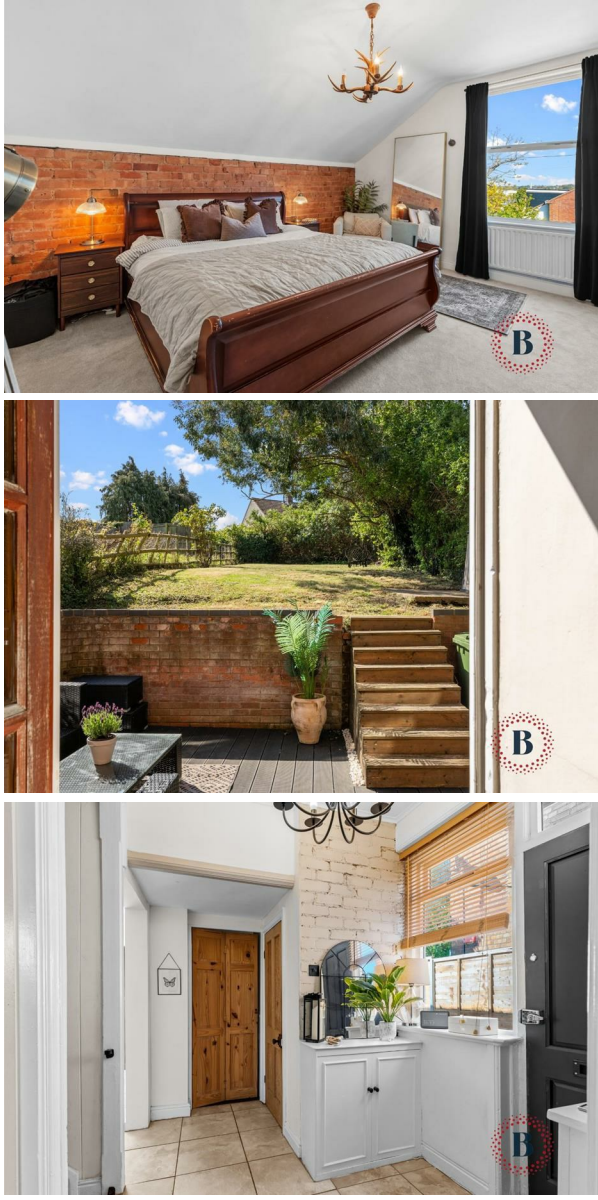
Fixtures & Fittings

Only those items specifically mentioned in these particulars are included in the sale.

Information

Mains water and electricity are believed to be connected to the property. The property is understood to be freehold; however, this has not been legally verified by

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		
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.