

BELVOIR!

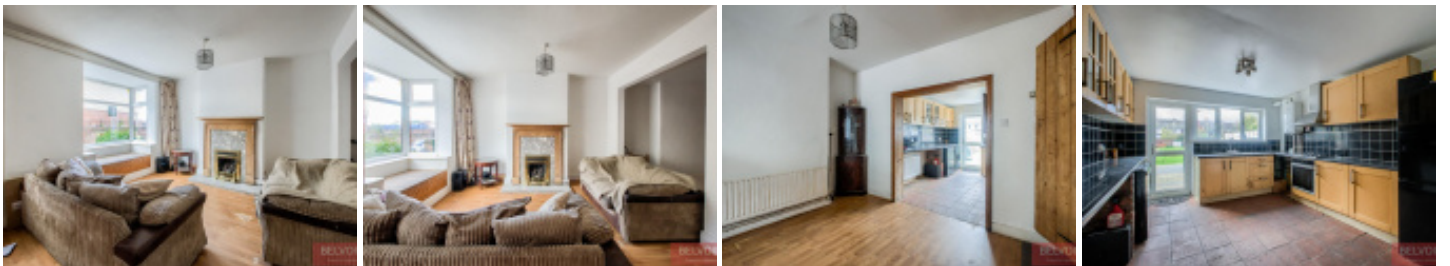
Leamington Spa Office
22/23 Denby Buildings Regent Grove Leamington
Spa Warwickshire CV32 4NY

Hampton Street, Warwick



BELVOIR!
Property is personal

Offers over £265,000



Key Features

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call: 01926 422251

belvoir.co.uk/leamington-spa

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

Full Description



Living Room/Dining area: This is a bright and airy room. There is plenty of space for a large settee suite, television and further furniture. This dynamic space works well for any occasion as there are many sockets and TV points ready to use. The dining area of this space has ample room for a large family dining table and is flooded with light.

Kitchen: This is a bright and inviting space that leads on from the living room. The space comes equipped with a variety of appliances including an electric oven, gas hob, stainless steel extractor fan, one and half bowl sink with drainer and mixer tap.

Principal Bedroom: This, too, is a large and inviting double bedroom located on the first floor next to first bathroom.

Bedroom 2: Another bright double bedroom with space for bedroom furniture

Bedroom 3: a further bright double bedroom located on the third floor.

Bathroom: Good sized space which is finished to a contemporary standard. Consisting of shower, a pedestal wash basin and low flush w/c.

Rear Garden: Surprisingly large space laid to lawn with a decking area ideal for socializing and enjoying the sun.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water, gas 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 inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. All photographs are taken with a wide angled lens. .

Viewings - Strictly by appointment through the Agents on (01926) 422251.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to Furnley House for help with finance. We may receive a 20% fee , if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to Thomas Flavell + Sons solicitors. We may receive a fee of £150, if you use their services.



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