



## 3 Bed Detached Bungalow

9 Belmont Drive  
Royal Leamington Spa  
CV32 6LS

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £575,000



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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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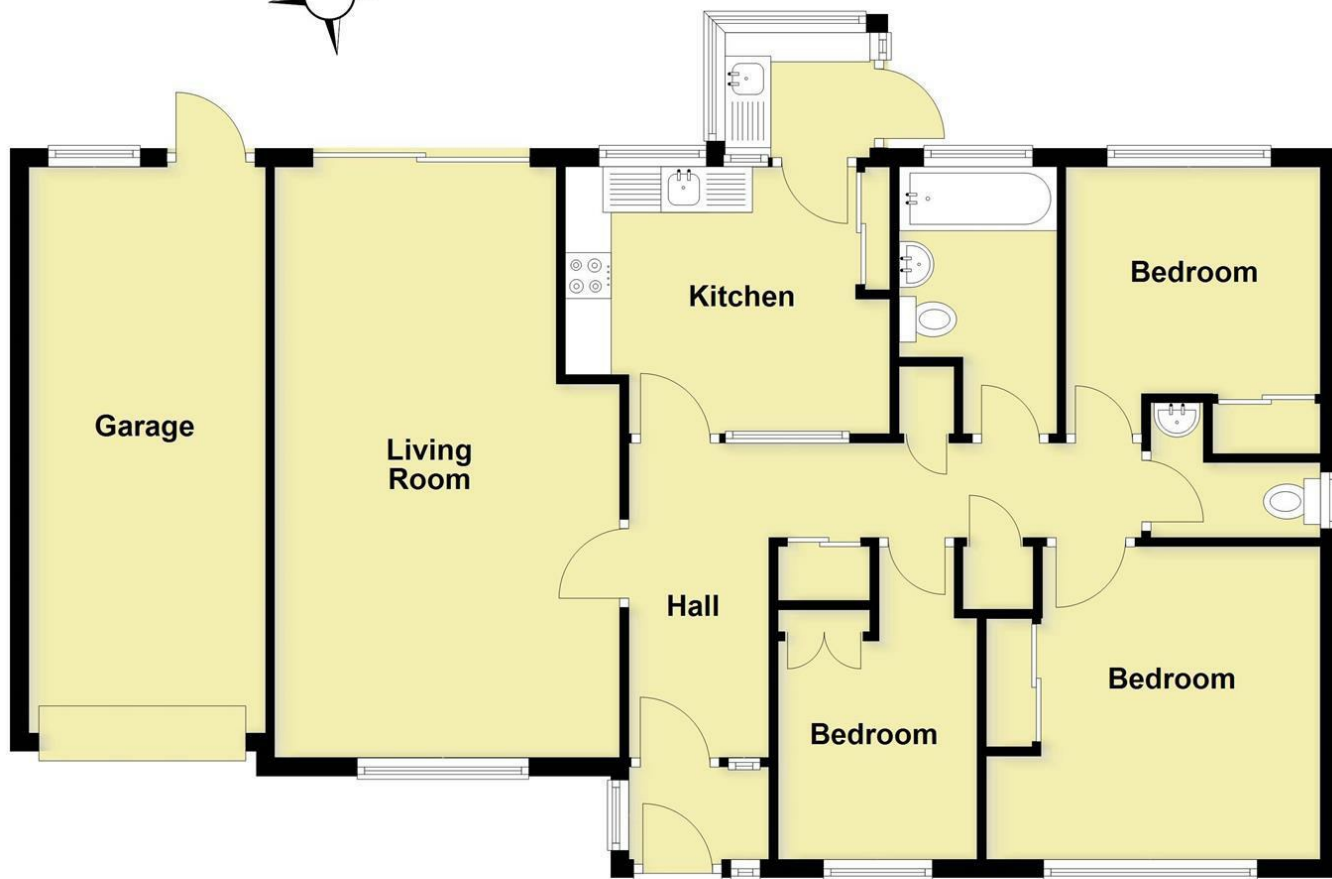






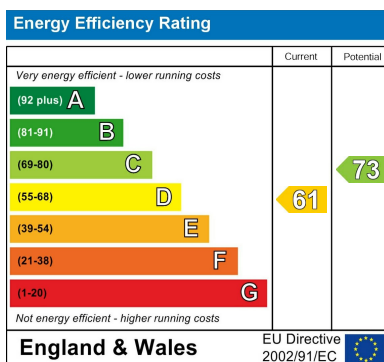
## Ground Floor

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



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