

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Beaufort Avenue, Leamington Spa, CV32 7TA  
Offers Over £500,000



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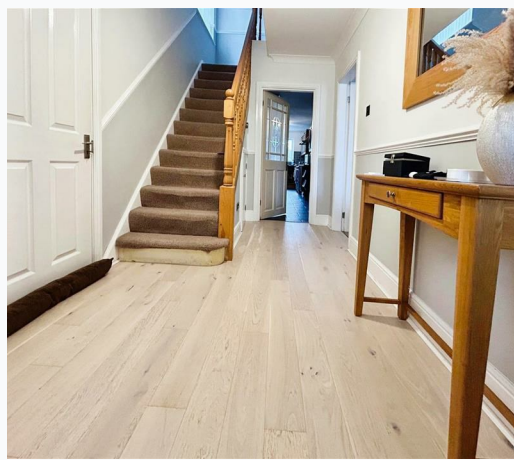


## Beaufort Avenue Leamington Spa, CV32 7TA

**\*\*\*DOUBLE STOREY EXTENSION TO THE REAR – AMPLE OFF ROAD PARKING\*\*\*** This superb four bedroom; well-proportioned family home offers generous living accommodation and is located in a highly sought after location in North Leamington with the popular Telford infant & junior school and North Leamington Schools in close proximity. In brief, the accommodation comprises – a porch, entrance hall with access to the garage, front lounge, separate dining room, kitchen, utility room and cloak room.

There is an integral garage accessed off the hall way with lighting and power; which could be converted in to another room to create more living accommodation. To the first floor there are four bedrooms and a family bathroom. There is a loft space for storage.

Outside there is a rear garden with patio area and lawn. To the front elevation there is ample parking for multiple vehicles. This is a lovely family home in a consistently popular area.







- Four Bedroom Semi-Detached House
- Light & Airy Accommodation
- Garage With Lighting And Power
- Ample Off Road Parking
- Telford & North Leamington School Catchment
- Three Reception Rooms Including The Kitchen
- Separate Utility Area
- Popular Location
- EPC Rating C
- Council Tax Band D

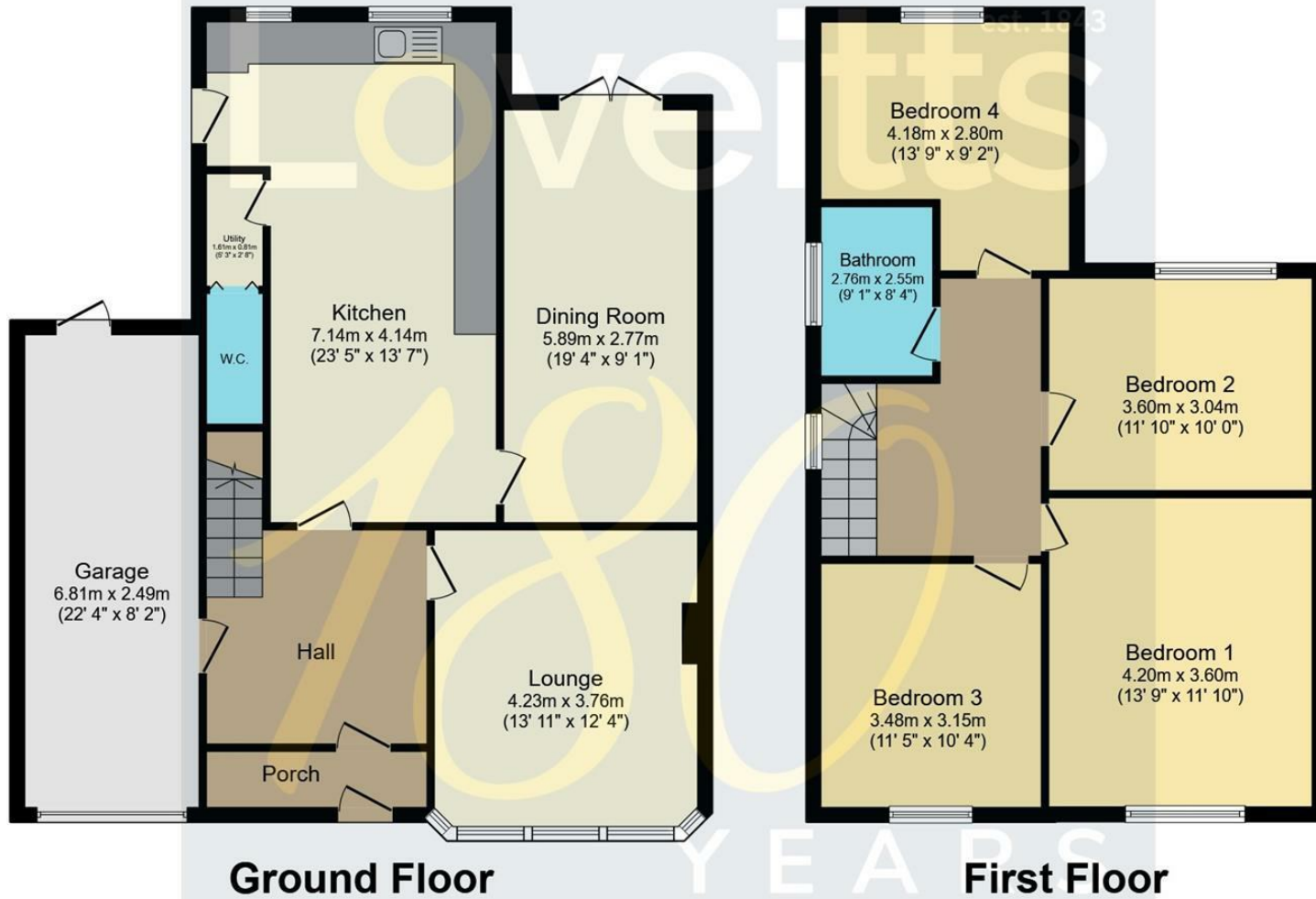
Location - Situated to the North/East of Leamington Spa. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. With a variety of local amenities, doctors, dentist, parks and good local schools like Telford & North Leamington School and private school catchments. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.





## Floor Plan

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area 159.2 m<sup>2</sup> (1,713 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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