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Parklands Avenue, Leamington Spa, CV32 7BH

Property Description

EXTENDED TO THE REAR – AMPLE OFF ROAD PARKING Loveitts are delighted to bring to the market an extended semi detached property in a sought after location of Lillington. The property in brief comprises of a porch, spacious entrance hall, great sized lounge, separate office / study with door leading out to the rear garden, dining room, kitchen with a built-in gas hob and oven unit, separate utility room which leads out to the rear garden. To the first floor there are two double bedrooms and a single bedroom, family bathroom and access to the loft which is boarded and has ladder attached access.

The rear garden is a great size for hosting family events and also having an integral garage with lighting, power and an electric roller door. The property must be viewed in person to appreciate the size and potential it has.

Location - The property is positioned on a tree-lined avenue, in a popular suburban location to the north-east of Leamington Spa, just south of the Cubbington Road. The area is particularly desired due to its popular school catchment area, whilst for convenience there is a row of local shops less than 1/4 mile from the property and there are 2 local supermarkets approximately 1/2 mile away. The Parade at the heart of Leamington Spa town centre, with its wide range of cafes, shops and retail outlets, is 2 miles from the property. The property is also well serviced for communication links with the closest bus stop being less than 1/4 mile from the property, Leamington railway station being approximately 2 1/2 miles from the property which offers direct communication links to London, Birmingham and a wide range of further centres. In addition, the A46, at the heart of the communication network, is just 3 1/2 miles away.







Total floor area 123.1 m² (1,325 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

Key Features

- Extended Property
- Great Location
- Off Road Parking For 4 vehicles Minimum
- Great Sized Living Accommodation
- Beautiful Rear Garden
- Garage With Lighting & Power
- Close To Excellent Schools
- Three Bedrooms
- Council Tax Band D
- EPC Rating D

Guide Price
£425,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority -