



Beaufort Avenue, Leamington Spa, CV32 7TA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Being set over three levels a nicely presented and spacious family home offering in excess of 1600 sq ft and positioned in a highly sought after residential area giving easy access to local schooling and shops.

Internally comprising of entrance hallway, lengthy living room, conservatory, kitchen, dining room separate utility, downstairs toilet, and study. To the first floor there are three bedrooms plus the family bathroom whilst on the top floor there is a further bedroom and ensuite.

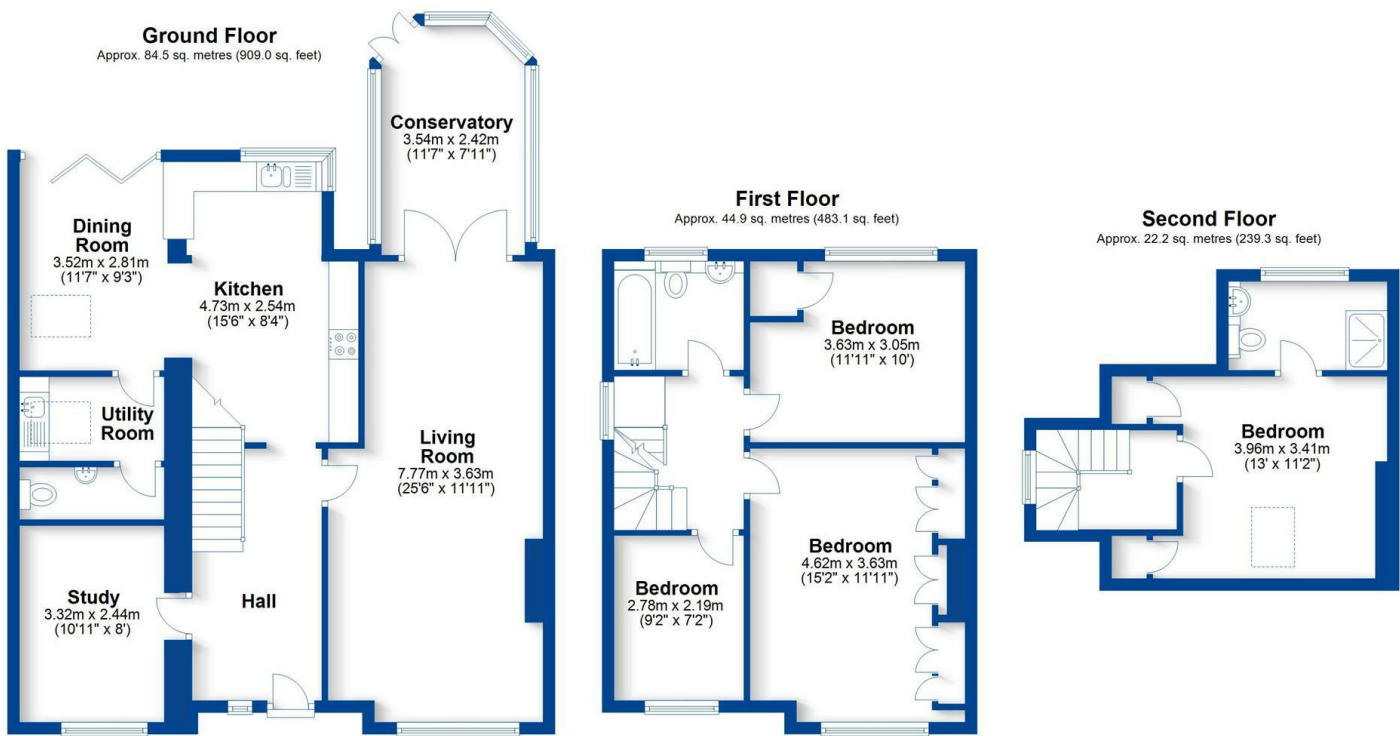
Outside to the front of the property there is ample hard standing off street parking. To the rear the garden is predominantly made up of a lawned area with a nice selection of small trees and shrubs giving a good degree of privacy.

A viewing here is highly recommended to appreciate the amount of internal space on offer.









Total area: approx. 151.6 sq. metres (1631.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight not to be reproduced

# Key Features

- Spacious family home
- Set over three levels
- Highly sought after location
- Generous living accommodation
- Ample driveway parking
- In excess of 1600 sq ft
- Easy maintenance rear garden
- Well presented throughout
- Viewing highly recommended
- Energy rating C

**Guide Price**  
**£500,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority -  
Warwick

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