



**Telford Avenue, Leamington Spa, CV32 7HP**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This spacious four bedroom semi detached property is located in a very sought after north east Leamington location with good local schools right on the doorstep, and Leamington town centre just a short drive away.

Boasting a large rear garden and offering excellent scope for further updating and improvement in order to create a superb family home.

The accommodation ,which is in excess of 1500 sq ft, comprises - Entrance hall, dining room, extended living room, breakfast kitchen and ground floor cloakroom/w.c.

To the first floor there are three double bedrooms with en-suite to the master bedroom, a family bathroom and separate w.c. A staircase rises to the second floor loft bedroom.

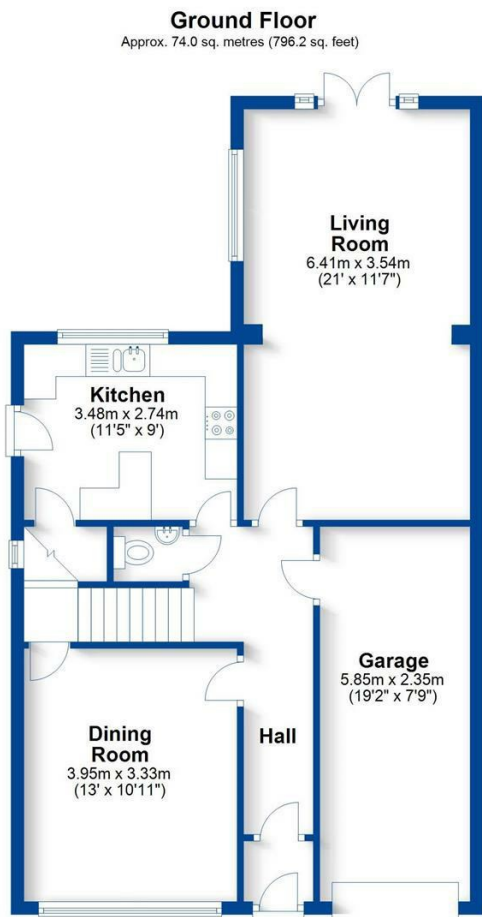
Outside there is driveway parking to the front leading to the integral garage, and to the rear a very generous garden being mainly laid to lawn





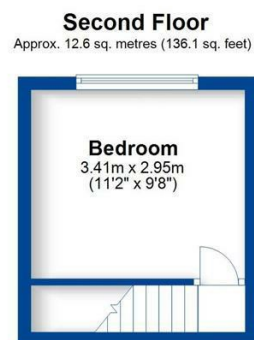
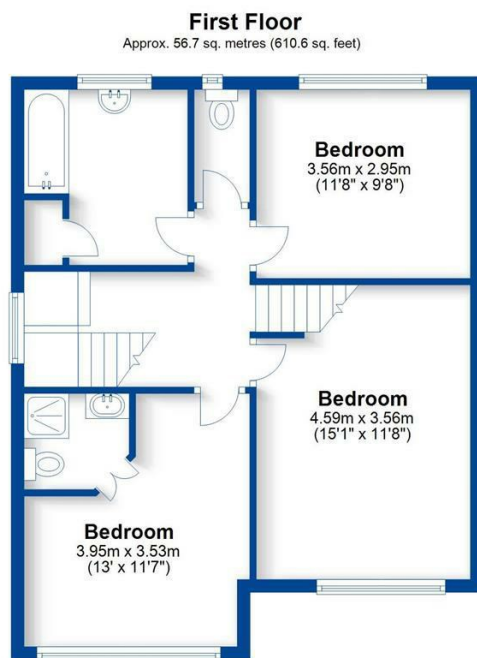






**Total area: approx. 143.3 sq. metres (1542.9 sq. feet)**

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 semi detached property
- Very sought after location in North Leamington
- Four bedrooms
- Living room, dining room
- Good sized rear garden
- Garage and driveway
- Great scope for further improvement

**Guide Price**  
**£495,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority -  
Warwick District Council

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