



Taylor Avenue, Leamington Spa, CV32 7SA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE END APRIL - REDECORATION TO TAKE PLACE \*\*\* Three-bedroom terraced family home located to Lillington, Leamington Spa. This positioning provides walking distance to the town centre, close proximity to Newbold Comyn nature reserve and bike track, excellent commute links to reach Birmingham Airport, Coventry, A46 & M40 Corridor and hosts close by amenities and catchment area for reputable schools.

This spacious home comprises in brief: Entrance hallway, open plan living/dining room with feature gas fireplace to the living room and character bay window. Galley kitchen with appliances included (standalone fridge/freezer and dishwasher). Sunny breakfast room offers useful storage options and accesses the guest cloakroom and utility space, which houses the washing machine.

To the first floor: Two double bedrooms, with the main bedroom to the front elevation, hosting an excellent array of built in storage to include a dressing table/desk, further single bedroom also to the front elevation which makes for an excellent infant's room/ office. Generous light and bright bathroom with full suite including separate shower. Ladders from the landing gains entry to upper floor converted loft room with further storage options, this space provides many options of use.

With rear private garden, mainly laid to lawn and driveway parking for one car this property is offered unfurnished. Council Tax Band C. Energy Rating E.

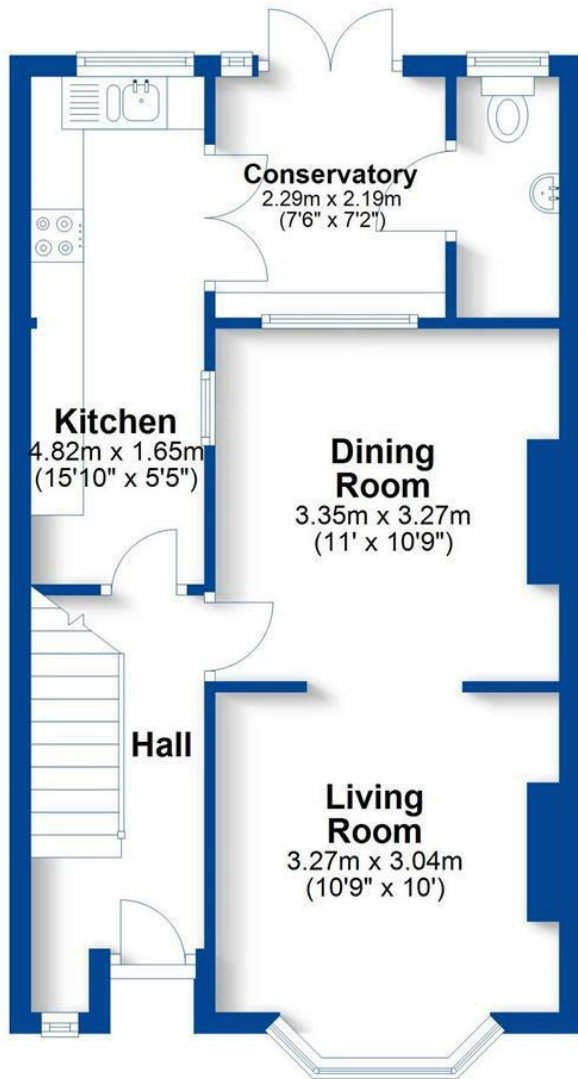






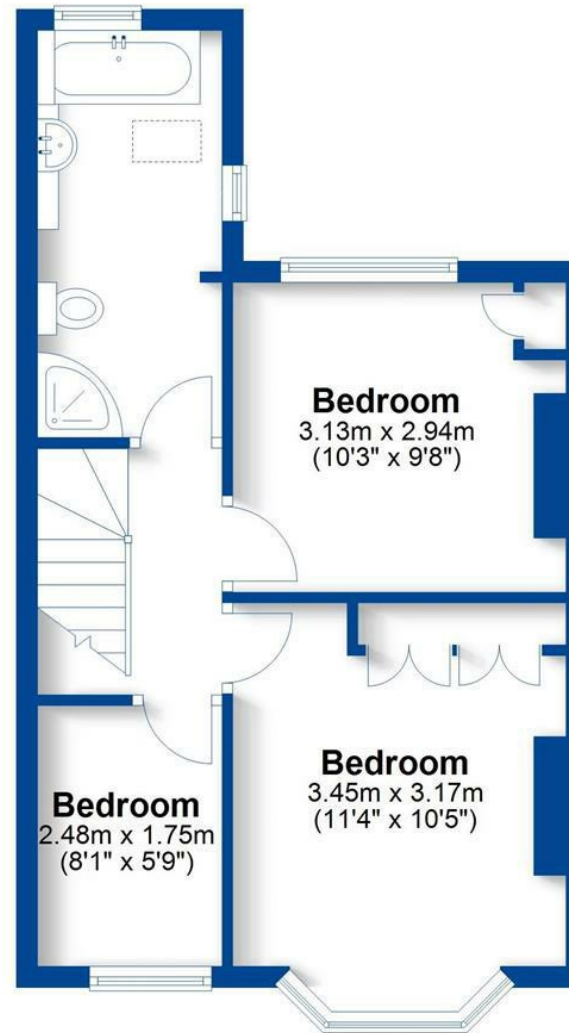
## Ground Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



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Total area: approx. 81.1 sq. metres (873.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

## Key Features

- AVAILABLE END APRIL
- Lillington, Leamington Spa
- Three Bedrooms, Two Reception Rooms
- Terraced House
- Private Rear Garden
- Driveway Parking
- Loft Room
- Council Tax Band C
- Energy Rating E
- TO BE REDECORATED THROUGHOUT

**£1,450 PCM**