



Lillington Avenue, Leamington Spa, CV32 5UU

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Property Description

A wonderful opportunity to acquire a modern three storey town house providing very generous four bedroom and two bathroom accommodation in this highly regarded town centre location. The property requires modernisation throughout.

Wootton Court is located just off Lillington Avenue, being conveniently sited within walking distance of the town centre and all amenities including shops, schools and recreational facilities and also within easy reach of the local railway station.

The spacious and flexible accommodation comprises - Entrance hall, cloakroom/w.c, dining room and kitchen. To the first floor there is a living room with access to the private balcony, large master bedroom with built in wardrobes and en-suite shower room. The second floor has three further bedrooms and a bathroom.

Outside to the front there is driveway parking leading to the integral double garage and a low maintenance rear garden.

The property is being sold with no upward chain.





Key Features

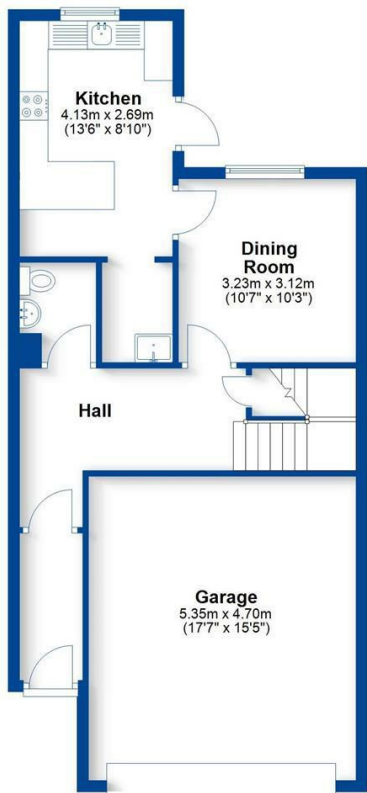
- Three storey town house
- Four bedrooms
- Requires updating
- No Chain
- Spacious and flexible accommodation
- Sought after location close to town centre
- Large garage and driveway
- Living room with balcony
- Bathroom & En-suite

Guide Price
£600,000



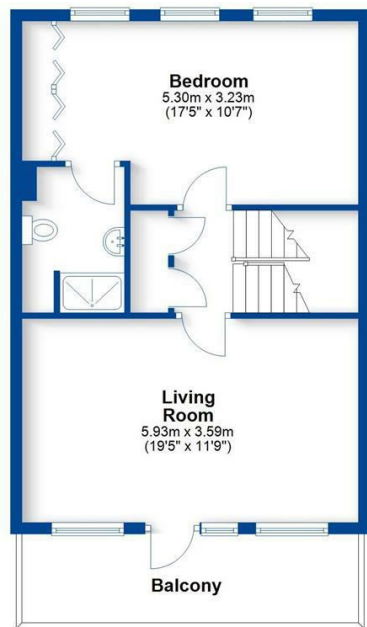
Ground Floor

Approx. 67.8 sq. metres (730.3 sq. feet)



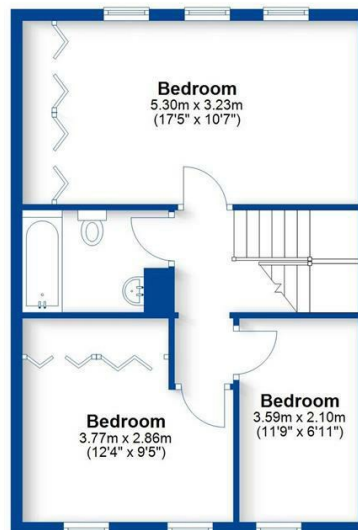
First Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



Second Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



Total area: approx. 172.1 sq. metres (1852.1 sq. feet)

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Warwick District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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