



Avenue Road, Leamington Spa, CV31 3PF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

A substantial, much improved and extended semi detached Victorian home - with over 3300 square feet of floor space - situated close to both Victoria Park, Railway Station and the town centre. The property is well proportioned, with a wealth of character features, the convenience of off-street car parking, whilst at the rear there is a southerly facing garden.

The accommodation is arranged over four floors and presented to a high standard. It comprises in brief: Entrance hall, cloaks W.C, impressive living room with bay window, dining room, utility room, luxury fitted kitchen/dining and garden room with bi-fold doors leading out to the rear garden, and cellar.

To the first floor there are three double bedrooms, en-suite to master, first floor cloaks W.C and first floor refurbished bathroom. To the second floor there are two further bedrooms and a study.

Outside is a private walled garden, driveway parking for several cars leading to the garage and useful outdoor studio with cloakroom.

This is a wonderful family home that has to be viewed to be truly appreciated with its proximity to the railway station making it easily commutable to both London and Birmingham.





Key Features

- Very impressive semi detached Victorian home
- Five bedrooms
- Beautifully presented
- Impressive open plan kitchen/dining and garden room
- Over 3300 sq ft
- Garage and driveway parking for several cars
- Family bathroom, en-suite & two cloakrooms
- Living room & dining room
- Cellar
- Walking distance to railway station and town centre

Guide Price
£1,095,000

Entrance hall

Cloakroom/w.c

Living room

16'5" x 16'0"

Dining room

14'11" x 14'10"

Utility room

Kitchen/breakfast kitchen

23'4" x 12'0"

Garden room

12'6" x 11'2"

Cellar

Bedroom

16'0" x 14'11"

En-suite

Bedroom

14'11" x 14'10"

Bedroom

20'7" x 12'0"

Bathroom

Cloakroom/w.c

Bedroom

14'11" x 11'2"

Bedroom

14'11" x 10'6"

Study

6'10" x 6'10"

Garage

20'3" x 9'11"







Floorplan



EPC Rating - E

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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

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COMMERCIAL

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