



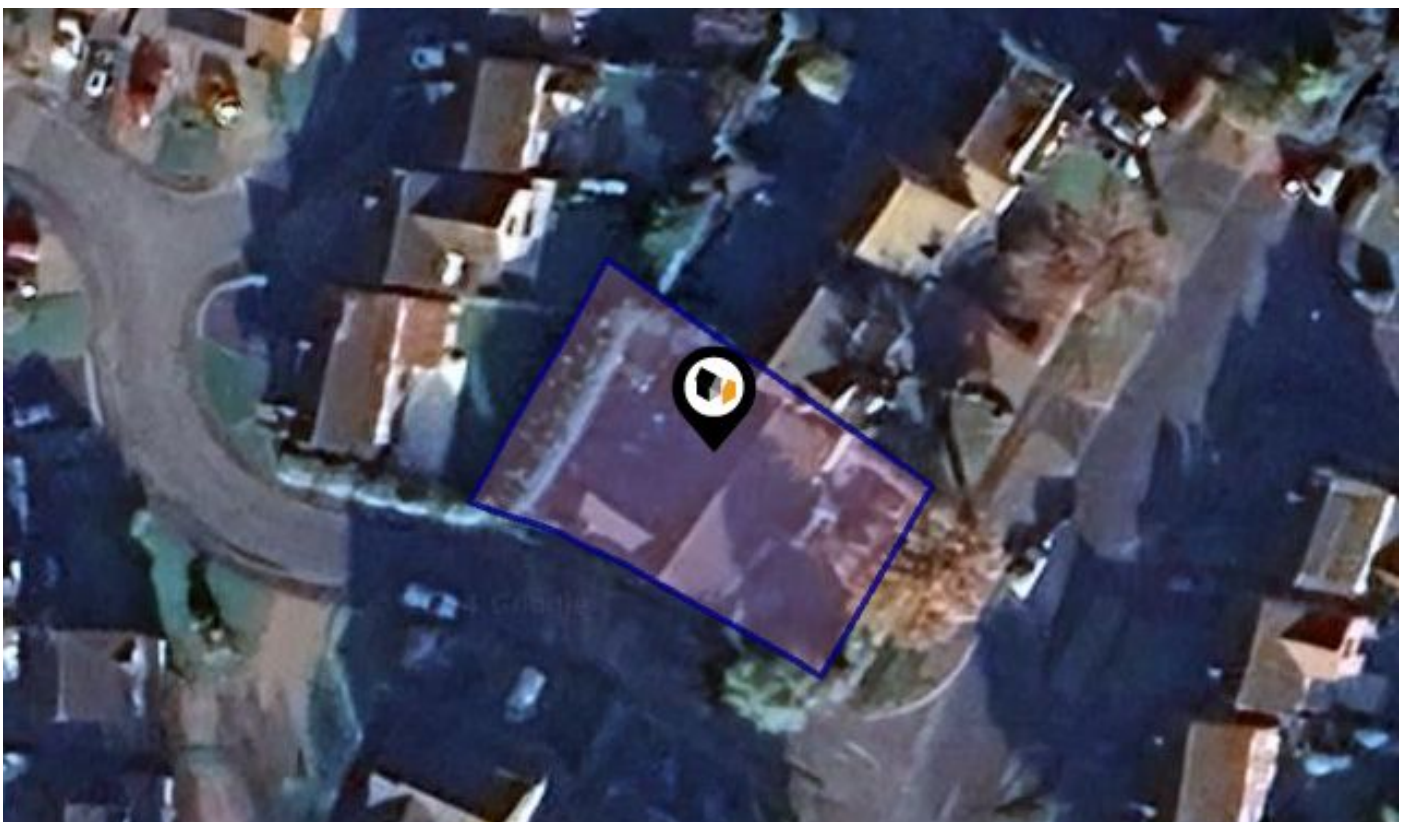
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 18th May 2024



GUYS CLIFFE AVENUE, LEAMINGTON SPA, CV32

Price Estimate : £775,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A beautifully presented & versatile four bedroom detached bungalow

Impressive driveway & private, landscaped rear gardens

"True" Bungalow living with all accommodation on ground floor

Stunning, vaulted kitchen family room overlooking gardens

Open plan kitchen dining & living with separate utility room

Separate sitting room with log burner

Two, contemporary family shower rooms

Detached, heated & exceptional garden cabin/bedroom/office/studio

Close to local schooling & amenities yet bordering countryside

EPC Rating D, Total Dimensions Approx. 1945 Sq.Ft. or 180 Sq.M

These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.

*For all enquiries, questions, queries and concerns please contact us on **sales@walmsleysthewaytomove.co.uk or 0330 1180 062***



Property

Type:	Detached	Last Sold £/ft²:	£272
Bedrooms:	4	Price Estimate:	£775,000
Floor Area:	1,945 ft ² / 180 m ²	Tenure:	Freehold
Plot Area:	0.16 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,247		
Title Number:	WK303474		
UPRN:	100070245634		

Local Area

Local Authority:	Warwickshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	130 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *151, Guys Cliffe Avenue, Leamington Spa, CV32 6RX*

Reference - W/16/0664	
Decision:	Decided
Date:	12th April 2016
Description:	Erection of front porch

Property EPC - Certificate



CV32

Energy rating

D

Valid until 09.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

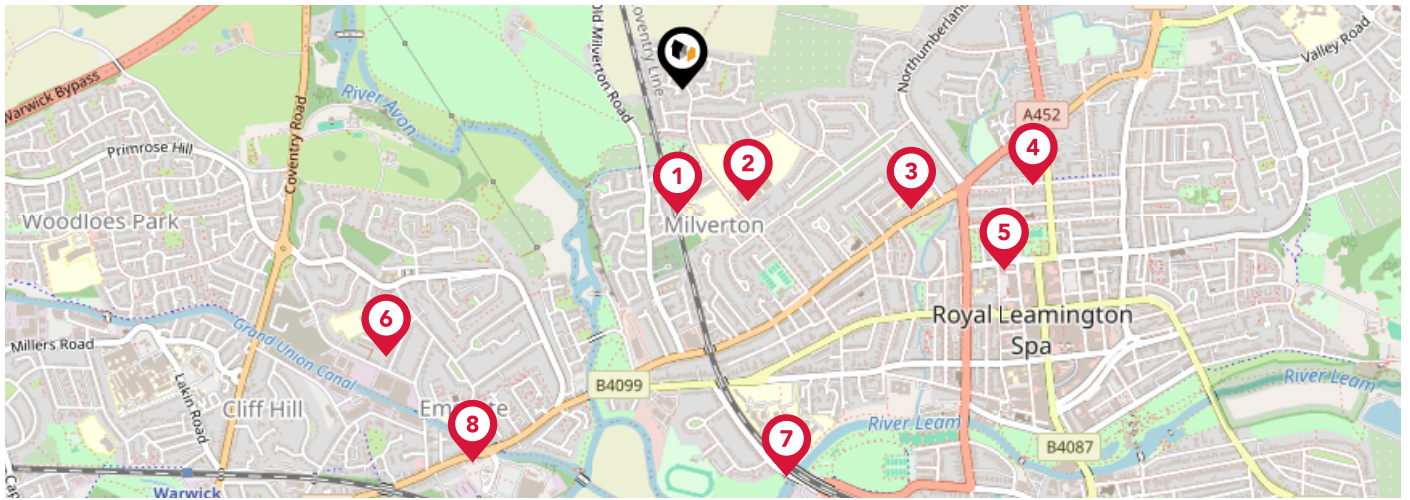
EPC - Additional Data



Additional EPC Data

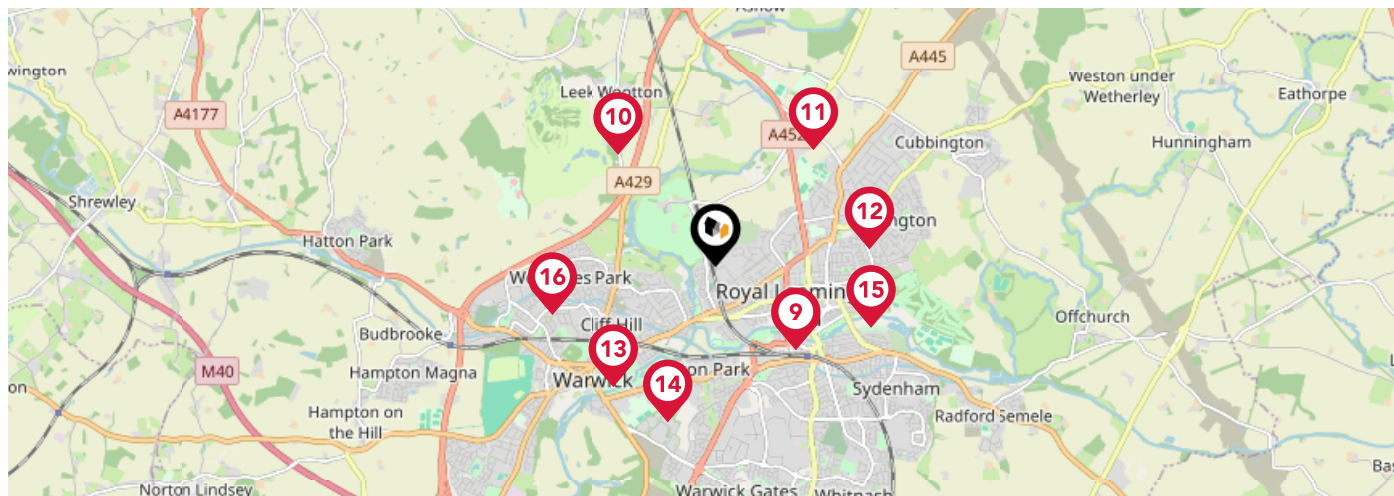
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	155 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Brookhurst Primary School Ofsted Rating: Good Pupils: 408 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Trinity Catholic School Ofsted Rating: Good Pupils:0 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Milverton Primary School Ofsted Rating: Good Pupils: 323 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Arnold Lodge School Ofsted Rating: Not Rated Pupils: 269 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Kingsley School Ofsted Rating: Not Rated Pupils: 330 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Saints' CofE Junior School Ofsted Rating: Good Pupils: 230 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Warwickshire College Group Ofsted Rating: Good Pupils:0 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Emscote Infant School Ofsted Rating: Outstanding Pupils: 159 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

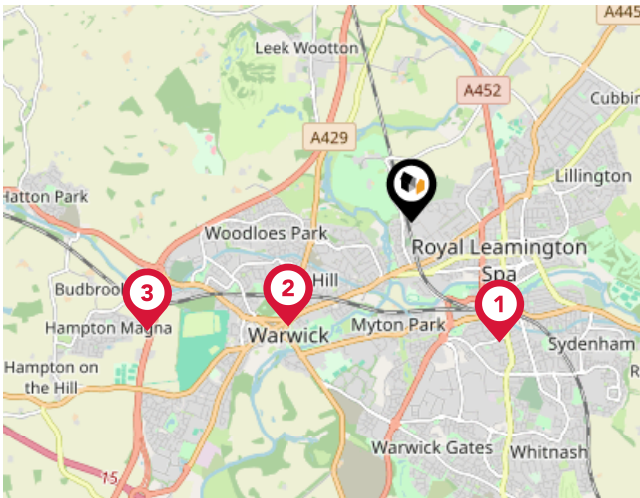
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Peter's Catholic Primary School Ofsted Rating: Good Pupils: 103 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 All Saints Church of England Academy Ofsted Rating: Good Pupils: 141 Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 North Leamington School Ofsted Rating: Good Pupils: 1460 Distance:1.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lillington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Coten End Primary School Ofsted Rating: Outstanding Pupils: 651 Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Myton School Ofsted Rating: Good Pupils: 1659 Distance:1.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Paul's CofE Primary School, Leamington Spa Ofsted Rating: Good Pupils: 325 Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Woodloes Primary School Ofsted Rating: Good Pupils: 432 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

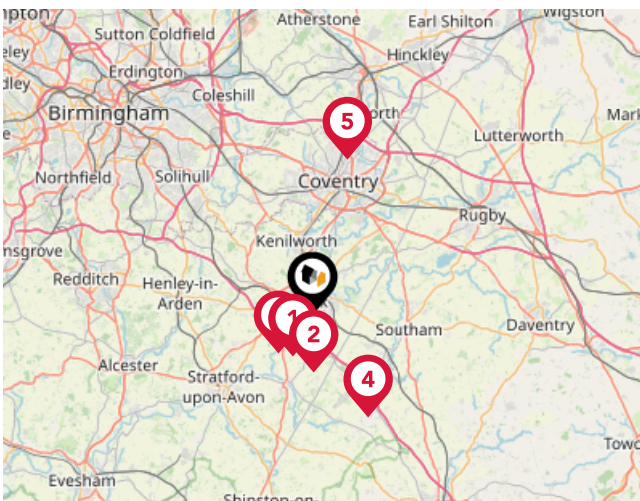
Area

Transport (National)



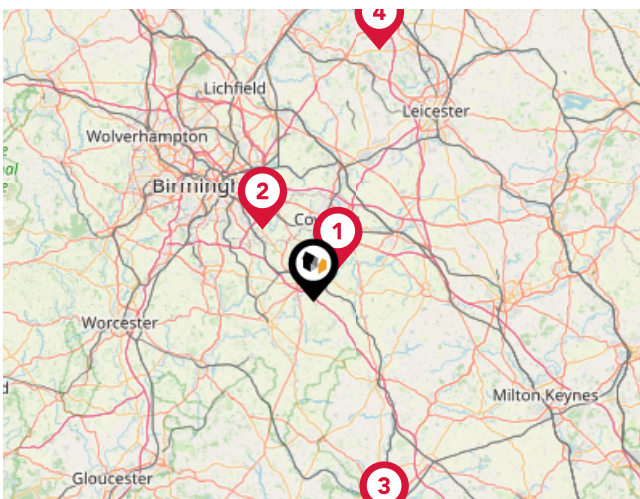
National Rail Stations

Pin	Name	Distance
1	Leamington Spa Rail Station	1.35 miles
2	Warwick Rail Station	1.48 miles
3	Warwick Parkway Rail Station	2.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J14	3.32 miles
2	M40 J13	4.16 miles
3	M40 J15	3.72 miles
4	M40 J12	8.53 miles
5	M6 J3	11.56 miles

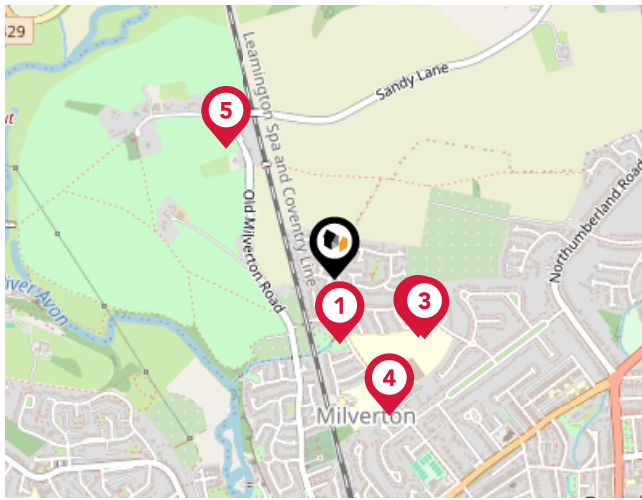


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.78 miles
2	Birmingham International Airport	12.93 miles
3	London Oxford Airport	33.94 miles
4	East Midlands Airport	37.64 miles

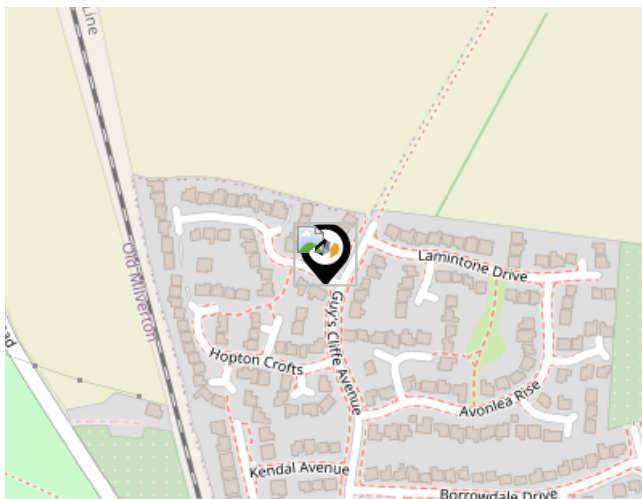
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Borrowdale Drive	0.15 miles
2	Borrowdale Drive	0.23 miles
3	Borrowdale Drive	0.24 miles
4	Bishop Bright Hall	0.33 miles
5	Telephone Box	0.39 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	12.66 miles

Market Sold in Street



157, Guys Cliffe Avenue, Leamington Spa, CV32 6RX					Detached House
Last Sold Date:	31/01/2024	13/04/2012	19/01/2006	04/12/1997	
Last Sold Price:	£650,000	£395,000	£315,000	£127,500	
155, Guys Cliffe Avenue, Leamington Spa, CV32 6RX					Detached House
Last Sold Date:	05/02/2021	27/10/2005			
Last Sold Price:	£575,000	£315,000			
152, Guys Cliffe Avenue, Leamington Spa, CV32 6RX					Detached House
Last Sold Date:	07/10/2016				
Last Sold Price:	£610,000				
153, Guys Cliffe Avenue, Leamington Spa, CV32 6RX					Detached House
Last Sold Date:	10/02/2016	04/06/2010			
Last Sold Price:	£620,000	£400,000			
156, Guys Cliffe Avenue, Leamington Spa, CV32 6RX					Detached House
Last Sold Date:	09/12/2011	28/09/1999			
Last Sold Price:	£325,000	£152,000			
151, Guys Cliffe Avenue, Leamington Spa, CV32 6RX					Detached House
Last Sold Date:	04/06/2010	15/11/2006	30/04/2002		
Last Sold Price:	£470,000	£403,500	£242,000		
158, Guys Cliffe Avenue, Leamington Spa, CV32 6RX					Detached House
Last Sold Date:	18/09/2009	22/12/1998			
Last Sold Price:	£280,000	£129,950			
154, Guys Cliffe Avenue, Leamington Spa, CV32 6RX					Detached House
Last Sold Date:	25/05/2006				
Last Sold Price:	£375,000				

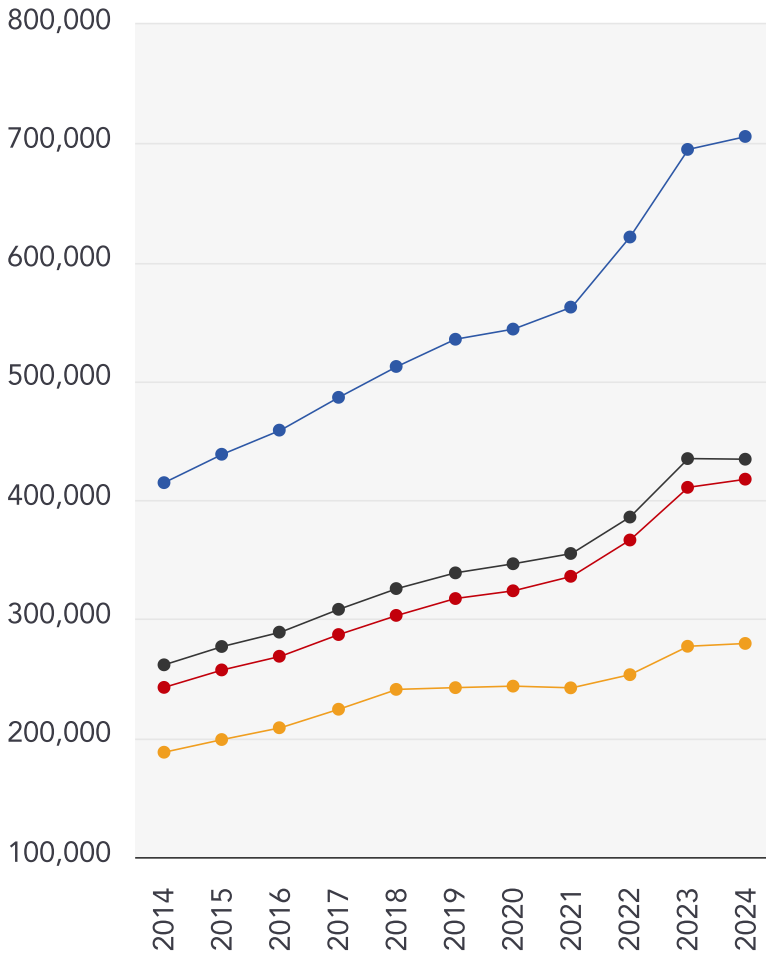
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV32



Detached

+70.17%

Terraced

+66.07%

Semi-Detached

+72.14%

Flat

+48.62%

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Agent Disclaimer



Important - Please Read

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Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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