



Taylor Avenue | | Leamington Spa | CV32 7SB

Guide price £350,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Extended To The Rear
- Two Reception Rooms
- Landscaped South/West Garden
- EPC Rating: D

## Description

Kingsway Estate Agents are pleased to bring to the market this spacious three bedroom home situated in the very desirable North Leamington location.

Once inside, the property offers generous accommodation, with the ground floor having a lounge with a traditional bay window, an extended kitchen, and an extended living/dining room.

Upstairs, there are three well proportioned bedrooms and the family bathroom.

The property benefits from a private rear garden which has a decking with a modern fitted canopy directly accessed from the living/dining room and providing a great space for outdoor furniture. Beyond the decking, the garden is largely laid to lawn with a paved path running to the garden sheds.

To the front of the property is a drive for two cars.

This is all set on a well regarded road in a sought after location within the thriving Spa town of Leamington which offers excellent shopping, dining, sporting, and an abundance of recreational facilities.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D



Lounge

11'10" x 10'9"

Living/Dining Room

19'6" x 10'9"

Kitchen

15'8" x 6'5"

Master Bedroom

13'10" x 10'6"

Bedroom Two

10'5" x 9'8"

Bedroom Three

8'3" x 6'0"

Bathroom

5'11" x 4'11"



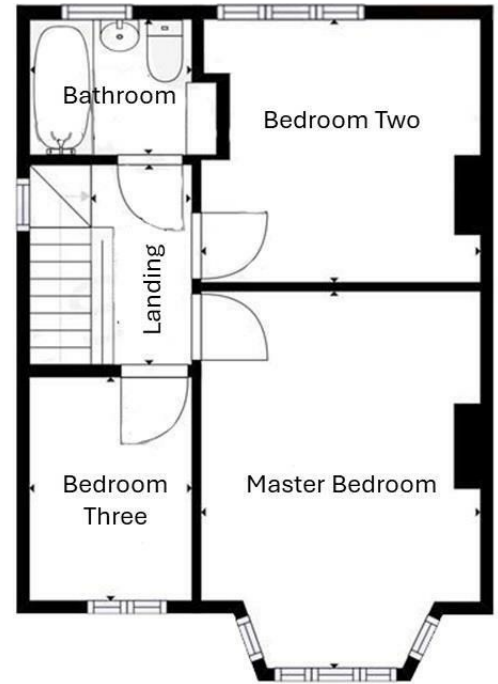




# Floor plans



- Lounge  
3.61m x 3.29m  
11'10" x 10'9"
- Living/Dining Room  
5.96m x 3.30m  
19'6" x 10'9"
- Kitchen  
4.80m x 1.96m  
15'8" x 6'5"
- Master Bedroom  
4.23m x 3.21  
13'10" x 10'6"
- Bedroom Two  
3.19 x 2.96m  
10'5" x 9'8"
- Bedroom Three  
2.52m x 1.83  
8'3" x 6'0"
- Bathroom  
1.82m x 1.51  
5'11" x 4'11"



**Total Floor Area: 81 sq.m. (871.8 sq.ft) Approx**

The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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