



58 Taylor Avenue

Lillington, Leamington Spa **CV32 7SB**

Guide Price £360,000

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This traditionally styled double-bayed end-terraced house has been much improved to provide comfortable three bedroomed accommodation, one of the most striking features of which is the full length of the single storey extension which has been added across the rear of the house and which provides an exceptionally spacious and beautifully appointed kitchen/dining family space. The comfortable lounge is equipped with a wood burning stove forming a lovely focal point, whilst on the first floor the bathroom has also been re-fitted in period style. The gas centrally heated and double glazed accommodation is complimented externally by block paved parking for two cars to the front and an attractive rear garden with substantial patio area and lawn. Overall this is an excellent opportunity to purchase a particularly well presented home ideal for the young family.

LOCATION

Taylor Avenue lies off Gresham Avenue approximately 1.5 miles north-east of central Leamington Spa. Being within easy reach of both the town centre and facilities and amenities in nearby Lillington, the town centre offers a wide range of shopping facilities and independent retailers, restaurants, parks and artisan coffee shops. There are excellent local road links available from the area with Leamington Spa railway station providing regular rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

ARCHED RECESSED PORCH ENTRANCE

With period style double glazed entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator with radiator cover, ceramic tiled floor and understairs storage space. Doors to:-

LOUNGE

3.28m x 4.80m (10'9" x 15'8")
- into double glazed bay window.

A comfortable and spacious room, the focal point of which is a wood burning stove set into brick recess with wooden beam over, attractive fitted book shelving and cupboard storage space to either side of the chimney breast, central heating radiator and double doors giving through access to:-

SUPERB KITCHEN/DINING ROOM

4.95m x 4.78m (16'3" x 15'8")
Having been exceptionally well re-modelled and re-fitted by the current owner and featuring an extensive range of grey panelled units including base cupboards and drawers surmounted by white granite worktops, coordinating pantry style cupboards and sliding food storage racks, integrated fridge freezer and matching wall cabinets, matching granite upstands to the worktops, space for range style cooker with integrated filter hood over, integrated dishwasher, undermounted enamelled sink with granite drainer, eye level oven/microwave by Indesit and space and plumbing for washing machine, ample dining and family space, inset ceiling downlighters, contemporary vertical radiator, UPVC double glazed window and matching French style

doors to the rear garden and attractive parquet style flooring.

ON THE FIRST FLOOR

LANDING

With UPVC double glazed window to side elevation, large access trap to roof space with retractable loft ladder and attractive period style replacement doors radiating to:-

BEDROOM ONE (FRONT)

3.18m max x 4.01m (10'5" max x 13'2")
- into UPVC double glazed bay window. With fitted wardrobing and overhead storage cupboards to one side of the chimney breast and central heating radiator.

BEDROOM TWO (REAR)

3.12m x 3.00m (10'3" x 9'10")
With fitted wardrobe and overhead storage cupboard, UPVC double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

2.49m x 1.80m (8'2" x 5'11")
With UPVC double glazed window and central heating radiator.

Features

Extended Traditional End-Terraced House

Comfortable Lounge with Wood Burner

Superb Extended and Re-fitted Dining Kitchen

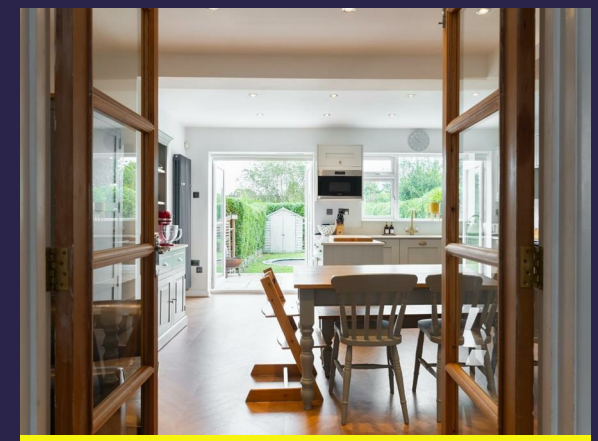
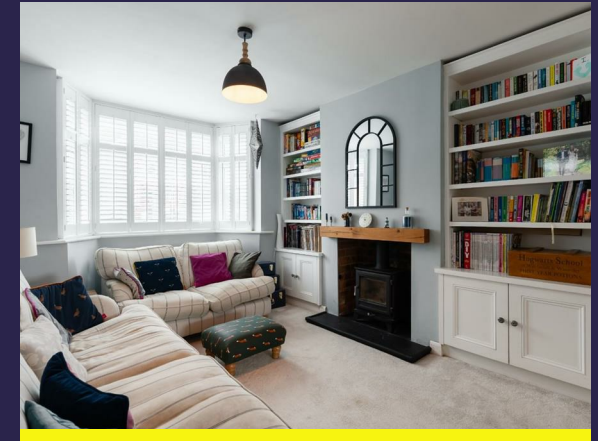
Three Bedrooms

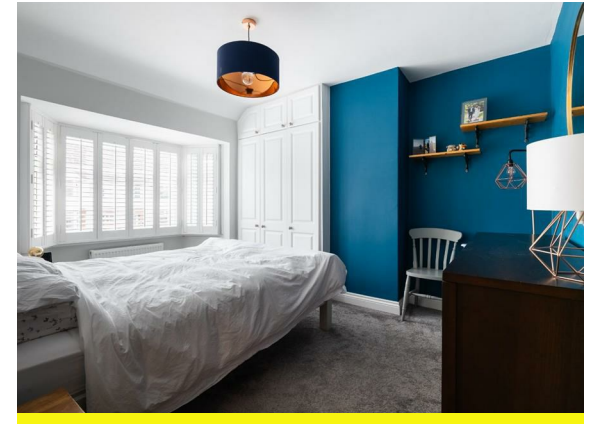
Re-fitted Bathroom

Block Paved Parking to Front

Lawned Rear Garden with Patio

Popular and Convenient Location

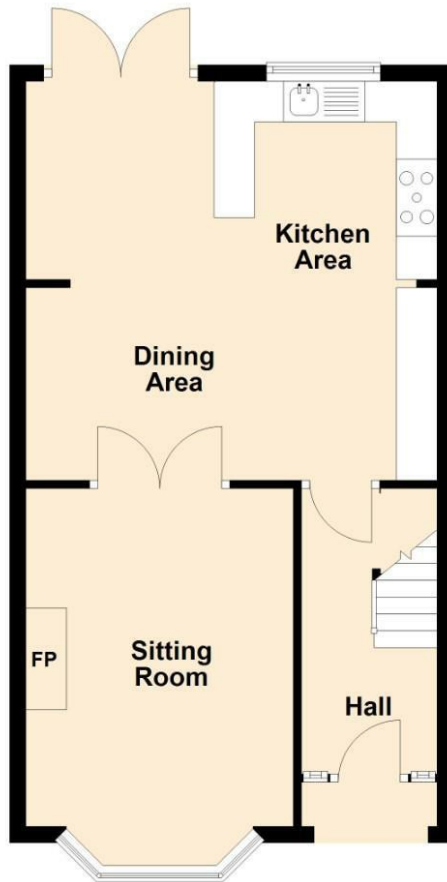




Floorplan

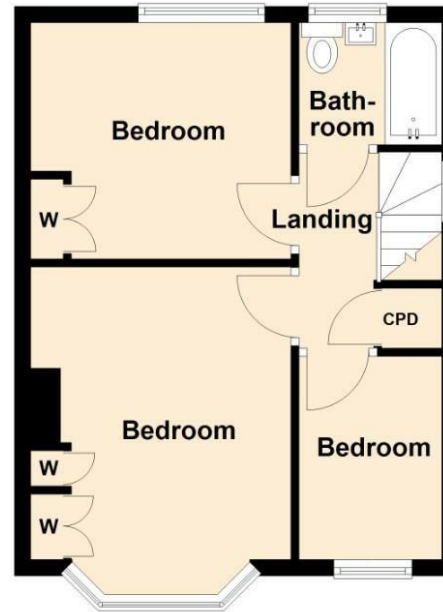
Ground Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 80.4 sq. metres (865.4 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

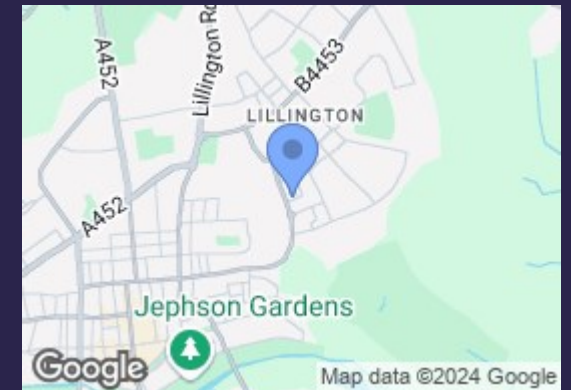
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(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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