



77 Stirling Avenue

Leamington Spa **CV32 7HW**

Guide Price £400,000

77 Stirling Avenue

NO ONWARD CHAIN - POTENTIAL FOR A DOUBLE STOREY EXTENSION TO THE SIDE AND REAR (STPP) Situated within this particularly popular residential location and offered for sale with the benefit of no onward chain, this is a 1950's-built three-bedroomed semi-detached family home now requiring modernisation and refurbishment. The property has been in the family since 1965. It offers exceptional scope to re-model to a personal specification, including the potential to extend to the side and rear (subject to planning permission - STPP).

In brief, the property comprises an entrance hallway, ground floor toilet, living room, dining room, kitchen, three bedrooms, a family bathroom and loft space. Externally, there is a great sized rear garden, front garden and off-street parking.

Features

- No Onward Chain
- Potential To Extend (STPP)
- Off Road Parking
- Great Sized Rear Garden
- Garage
- Potential For A Loft Conversion (STPP)
- Three Bedrooms
- Two Reception Rooms



Location

The location is particularly popular among families, with its good local amenities, including well-regarded schools, together with local shops. In addition, there is easy access to town centre facilities, along with good links to local roads and routes out of Leamington, including links to neighbouring towns and centres and the Midland motorway network.

Entrance Hall Way

Having stairs rising to the first floor with storage below and doors leading to adjacent rooms.

Ground Floor Toilet

Having a low-level W/C and a double-glazed frosted window to the front elevation.

Living Room

4.12m x 3.64m (13'6" x 11'11")
Having a double-glazed window to the front elevation, a gas central radiator, original

fireplace and mantelpiece, space for lounge furniture and sliding doors leading to the:

Dining Room

3.03m x 3.02m (9'11" x 9'10")
Having a gas central radiator, space for dining room furniture and a double-glazed French windows leading onto the rear garden decking area.

Kitchen

3.64m x 2.82m (11'11" x 9'3")
Having a gas central radiator, space for white goods, a built-in four-ring gas hob with an extractor fan above, oven unit, worktop surfaces and cupboards for storage. Also benefiting from a double-glazed window to the rear elevation that overlooks the rear garden and a double-glazed door leading out to the side elevation.

Landing

Having a double-glazed window to the side elevation, loft access and doors to adjacent rooms.

Master Bedroom

4.12m x 3.31m (13'6" x 10'10")
Having space for bedroom furniture, a double-glazed window to the front elevation and a gas central radiator.

Bedroom Two

3.64m x 3.06m (11'11" x 10'0")
Having space for bedroom furniture, a double-glazed window to the rear elevation, an airing cupboard, which houses the solar-powered hot water cylinder, and a gas central radiator.

Bedroom Three

2.82m x 2.56m (9'3" x 8'4")
Having space for bedroom furniture, a double-glazed window to the front elevation and a gas central radiator.

Family Bathroom

2.23m x 1.62m (7'3" x 5'3")
Being part-tiled, having a low-level W/C, sink unit, bath unit and a double-glazed frosted window to the rear.

Rear Garden

This is a stunning garden. It has a decking area, and a huge garden with lawn, mature shrubs and fruit trees. Organically-gardened for decades, the soil in what was the vegetable patch is rich. There is also a shed and storage cupboard (the old coal bunker).

Parking

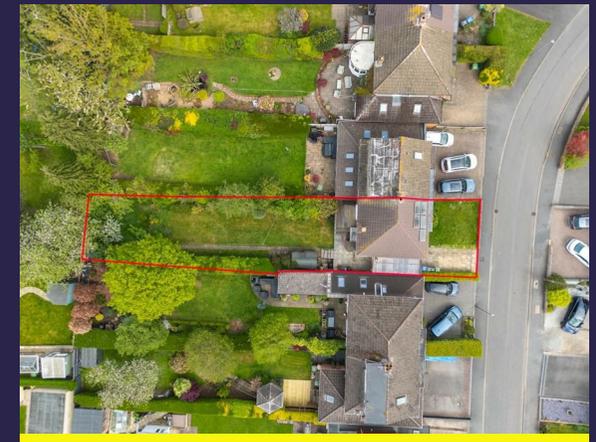
There is off-street parking for one vehicle, as well as the potential for converting the front garden into a driveway, which would create parking for a total of three vehicles.

Garage

5.25m x 2.36m (17'2" x 7'8")
Having an up-and-over door, lighting and power.

Directions

Postcode for sat-nav - CV32 7HW.





Floorplan

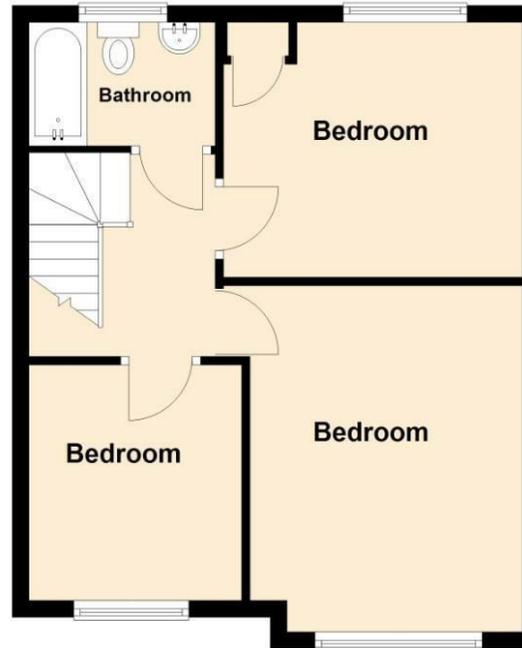
Ground Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



Total area: approx. 97.4 sq. metres (1048.5 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 D - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		55	
(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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