

**ARLINGTON AVENUE, LEAMINGTON SPA CV32 5UD**



**A 3 BEDROOM DETACHED FAMILY HOME WITH WELL THOUGHT OUT ACCOMMODATION,  
SUPERB GARDEN AND WITHIN A SHORT WALK OF THE TOWN CENTRE**

- PRIME LOCATION CLOSE TO TOWN CENTRE
  - DETACHED
  - DRIVEWAY AND GARAGE
- LOUNGE AREA WITH ADJACENT SNUG
  - STUDY
  - DINING ROOM
  - KITCHEN
  - CLOAKROOM
- THREE BEDROOMS AND A BATHROOM
  - SUPER GARDEN

**3 BEDROOMS**

**PRICE GUIDE £825,000**

A superb three bedroom detached family home, located in a prime location, just a small walk from Leamington town centre. Properties are infrequent to the market within this location, and you will be hard pushed to find properties this close to the town centre with such ample living accommodation, accompanied by such a generous sized garden and kerb appeal.

The property is approached by a driveway, providing off road parking. There is the benefit of a garage, which has electricity connected, a light point and decent shelving. The ground floor has a spacious Entrance Hallway, with a study, dining room, kitchen, cloakroom, living room and snug area.

The first floor has three bedrooms and a bathroom with a separate bath and shower. The garden area is beautifully landscaped and of a very generous size. There are ample sub sections, with space for seating areas, vegetable patches, greenhouses and plenty of green areas.

This property also has scope for future extensions STP.

If you are looking for a well established, spacious family home close to the town centre of Leamington Spa, please give a member of our sales team a call to discuss further.

### Front

The property is approached by a spacious private driveway, leading to the porch area and front door.

#### **Entrance Hallway 13'9" x 4'4" (4.202 x 1.34)**

Spacious, light and airy entrance to the house, with a light point and radiator, allowing access to the dining area, study, lounge, kitchen, cloakroom and first floor stairs.

#### **Dining Room 14'9" x 10'11" (4.507 x 3.34)**

Benefiting from a double glazed bay window to the front aspect, light point to ceiling, radiator and feature fire place.

#### **Study 15'0" x 8'3" (4.58 x 2.54)**

This handy study/office space has a light point to ceiling, radiator and double glazed window to the front aspect.

#### **Living Room 17'2" x 14'10" (5.25 x 4.53)**

Spacious and bright living area that benefits from double glazed sliding patio doors to the rear garden, double glazed window to the rear, feature gas fireplace, light point to ceiling and two radiator. Access through to the snug room.

#### **Snug 10'10" x 7'3" (3.31 x 2.21)**

With a double glazed window to the rear, radiator and light point to ceiling.

#### **Cloakroom 6'5" x 6'3" (1.96 x 1.91)**

L shaped cloakroom with a double glazed window to the side aspect, WC, sink, light point, radiator and a built in storage cupboard.

#### **Kitchen 14'5" x 10'11" (4.41 x 3.34)**

The kitchen area runs adjacent to the living area and has a double glazed window to the rear aspect, double glazed door leading to the garden area, spotlights to ceiling and has an integrated oven, with space for all white goods.

### First Floor Landing

Allowing access to all three bedrooms and family bathroom, with a light point to ceiling and access to the loft. There is a stained glass double glazed window at the top of the landing to the side elevation, allowing for plenty of light. There is also a built in storage cupboard.

**Bedroom One 15'1" x 10'11" (4.61 x 3.35)**

Benefiting from a double glazed bay window to the front elevation, radiator and light point to ceiling. This double bedroom also has fitted wardrobes.

**Bedroom Two 12'7" x 10'10" (3.85 x 3.31)**

With a double glazed window to the rear elevation, this double bedroom has fitted wardrobes, light point to the ceiling and a radiator.

**Bedroom Three 12'8" x 6'6" (3.86m x 1.98m)**

With a double glazed window to the front aspect, light point and radiator.

**Bathroom 9'10" x 7'5" (3.02 x 2.27)**

Benefiting from a separate bath and walk in shower, spotlights to ceiling, sink, radiator, double glazed window to the rear elevation and a built in storage cupboard.

**Separate WC 6'3" x 2'9" (1.93 x 0.85)**

Adjacent to the family bathroom with WC, light point and a double glazed window to the side aspect.

**Garden**

A truly beautifully sized landscaped rear garden. With an abundance of space and plenty of different areas for seating, sheds, greenhouses and vegetable patches.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Tax Band**

The Council Tax Band is F.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123





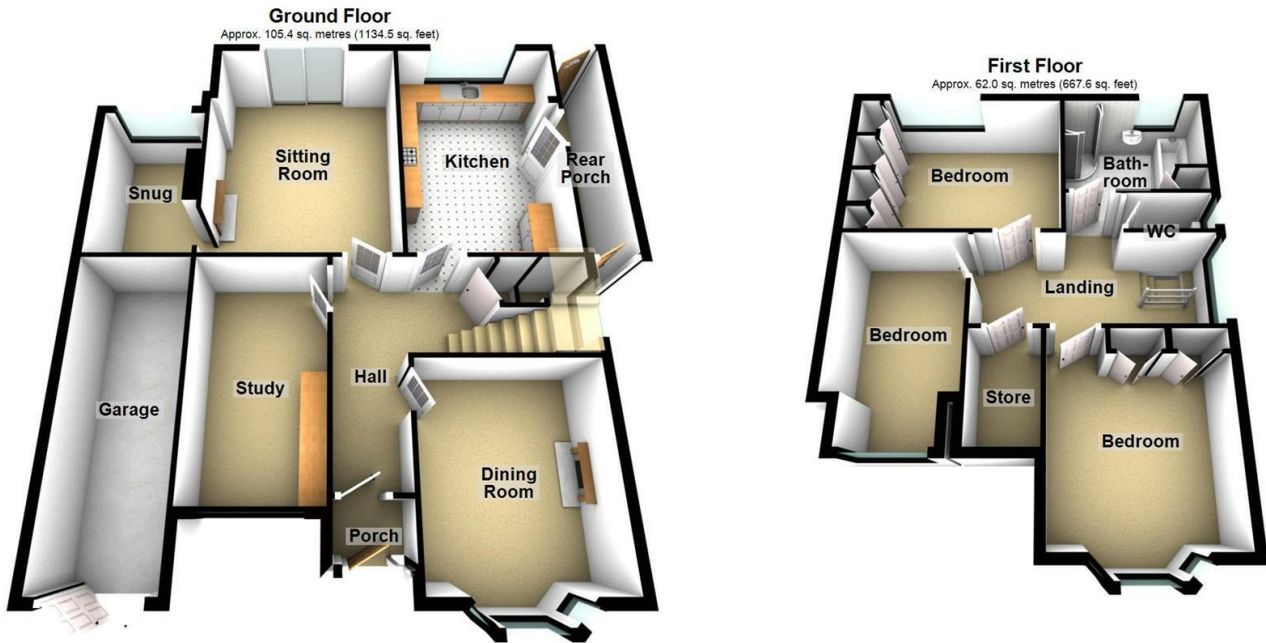












Total area: approx. 167.4 sq. metres (1802.1 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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