



2 Fryer Avenue
Leamington Spa | CV32 6HY

FINE & COUNTRY

STEP INSIDE

2 Fryer Avenue

A rare opportunity to acquire a superb property in one of Leamington Spa's most desirable locations. This five-bedroom executive home provides flexible living accommodation set over two floors with a good-sized rear garden backing onto open countryside. Fryer Avenue is within walking distance to the town centre and is offered for sale with no onward chain.

Ground Floor

Entering through the porch of this charming home you are welcomed by a spacious entrance hall which gives access to the ground floor living accommodation, and a cloak room by the front door. To the right of the entrance hall, you have a spacious living room which spans the width of the ground floor and looks out to the front and rear gardens with French doors opening onto the patio. Next to the living room is a lovely dining room featuring a bay window overlooking the rear garden and is conveniently located next to the generous kitchen breakfast room fitted with double oven, microwave oven, gas hob, and dishwasher, with the added benefit of an adjoining utility room. The sizable double garage can also be accessed via the kitchen and provides ample storage space.

First floor

Stairs from the entrance hall give access to the generous, light and airy first floor bedroom accommodation. This floor holds four double bedrooms, including the spacious main bedroom with ensuite, a spacious family bathroom, and single bedroom.









STEP OUTSIDE

2 Fryer Avenue

Outside

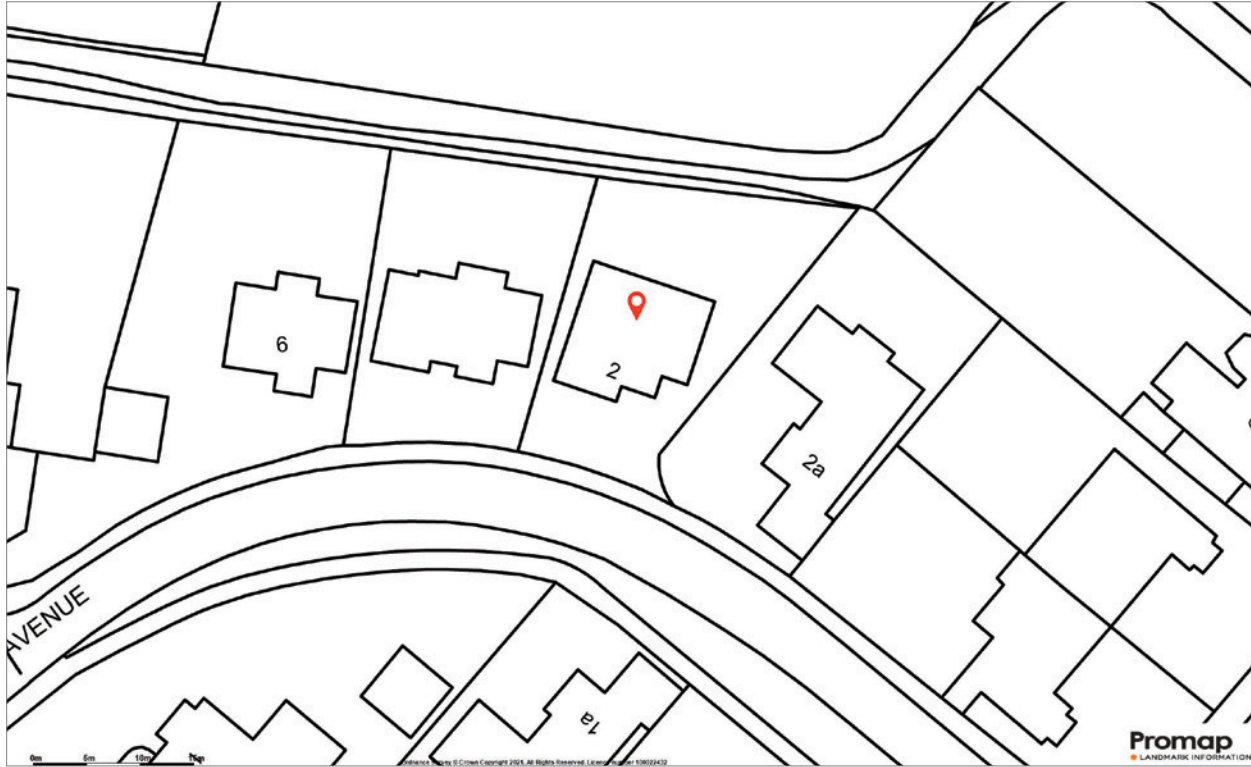
To the front of this impressive property there is a block paved double drive in front of the part-integrated double garage, and a paved path leading to the front door and side access. There is a landscaped front garden with various shrubs, plants, and hedges.

To the rear, accessed from the side gate at the front, French doors in the sitting room, or side door in the utility room, you can access the private good sized rear garden. Landscaped again with plants, small trees and hedges and decorated with stone, there is plenty of scope to create a lovely private rear garden.

Location

Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-century planning can still be found in and around the town. In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. Greatheed Road is within easy walking distance to Leamington town centre with a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Just a short walk away is Leamington railway station with fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away. Also within easy walking distance across a stunning ornate pedestrian bridge is Jephson Gardens a beautiful well-kept park for a nice walk, additionally Newbold Comyn is just round the corner, a disused golf course great for walking dogs in and holds the local gym, The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Leamington Spa is also just 7 miles from the world-famous Warwick University.





Services

All mains services are believed to be connected .

Local Authority

Warwick District Council
COUNCIL TAX BAND G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

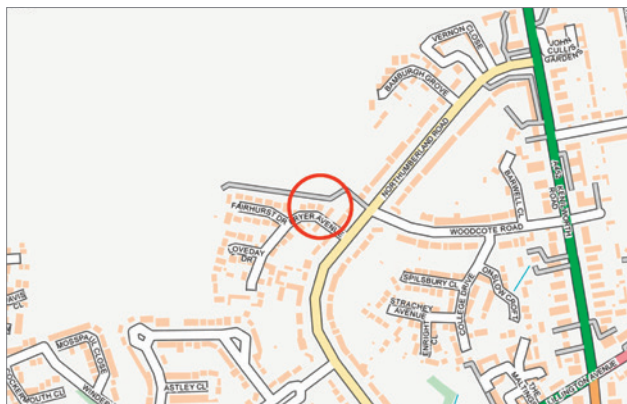
For more information visit www.fineandcountry.com/uk/Leamington-Spa

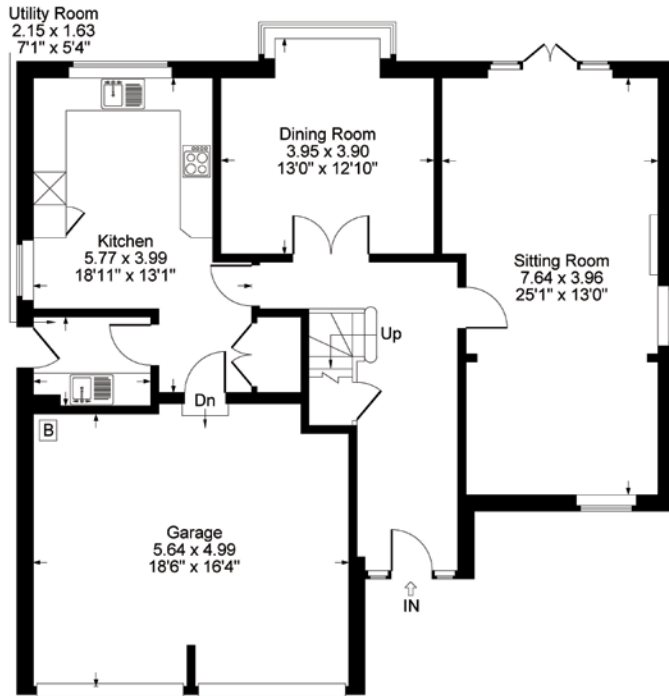
Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

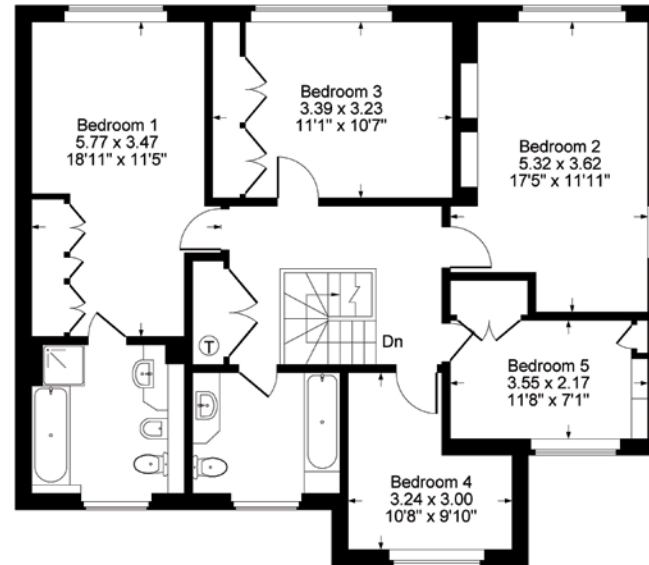
Directions

Proceed north on the Parade. At the top right onto Clarendon Avenue and take your first left onto the Kenilworth Road, continue for some distance and take your sixth left onto Northumberland Road and take your second right onto Fryer Avenue, the property will be a short distance down on your right-hand side.



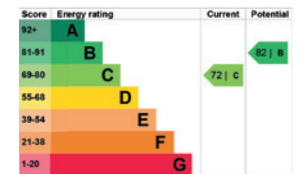


Ground Floor



First Floor

Approximate Gross Internal Area = 180.26 sq m / 1940 sq ft
 Garage = 29.01 sq m / 312 sq ft
 Total Area = 209.27 sq m / 2252 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854 Registered Office: F&C Stratford upon Avon Ltd, 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 30.11.2021





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