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10, Guys Cliffe Avenue, Leamington Spa





A handsome, extended and enlarged, detached five bedroomed family property, sited in this convenient and well regarded part of North Leamington on a large plot.

Briefly Comprising:

Entrance porch, grand reception hallway, cloaks/WC, large sitting room, separate dining room, L-shaped breakfast kitchen, study/snug, utility room. First floor landing, master bedroom with en-suite bathroom, additional large guest second bedroom with Jack'n'Jill access to family bathroom and three further double bedrooms, shower room/WC, attic space with loft storage room. Double garage (one half part converted to store). Large lawned and mature front garden and enclosed private rear garden. Large tarmac driveway.

Guys Cliffe Avenue

Offers an excellent and rare opportunity to acquire a spacious, mature,

handsome property that has been enlarged and expanded over the years to provide an excellent family home. The property is ideally sited just north west of the town centre and opposite the Tennis Club, within easy reach of local shops and The Fat Pug public house and yet only a short walk from the town centre. The property also offers further scope for enhancement and updating to a buyers requirements should they need to. The agents consider viewing to be highly recommended.

The Property

Is approached via a tarmac driveway, paved path leads to enclosed entrance porch.

Entrance Porch

With a number of multi pane windows to front and side elevations, double radiator, downlighter points to ceiling, glazed art deco style, double doors lead to a large reception hall.

Reception Hall

13' x 17'7" (3.96m x 5.36m)
With wall light points, feature contemporary gas fire, tiled floor, Myson radiators with fan assistance.

Inner Hallway

With herringbone block floor, double radiator, staircase rising to first floor landing.

Ground Floor WC

Fitted with a white suite to comprise; pedestal wash hand basin, low level WC, radiator, tiled floor.

Sitting Room

18'10" x 28'9" (5.74m x 8.76m)
With two upvc multi pane bow style windows to front elevation, double glazed patio door to garden to rear, wall light points, feature stone fireplace with inset open fire.

L-Shaped Breakfast Kitchen





Breakfast Room

11'5" x 15'9" (3.48m x 4.80m)

With double glazed patio doors to garden to side, double glazed upvc bow window to rear, coved cornicing, radiator, tiled floor and multi pane glazed display cabinet, broad square opening leading to...

Kitchen

18' x 6'11" (5.49m x 2.11m)

With a range of attractive timber fronted wall and base units with Corian working surface over and upstands, underslung one and a half bowl sink unit, space for Range style cooker with filter hood over and splashback tiling, concealed fridge and freezer, second fridge, door to large cupboard with shelving, column radiator, downlighter points to ceiling, double glazed upvc bow window and continuation of tiled flooring, multi pane door to dining room and multi pane door to utility.

Utility

4'8" x 14'5" (1.42m x 4.39m)

With base units and working surface over, sink drainer, space and plumbing for washing machine, space for tumble dryer, upvc double glazed windows, part double glazed door to garden, downlighter points to ceiling.

Dining Room

12'5" x 22' (3.78m x 6.71m)

With two Myson fan assisted radiators, double glazed sliding patio doors to garden, coved cornicing, wall light points, multi paned glazed doors to...

Study/Snug

12'5" x 12'8" (3.78m x 3.86m)

Also approached from hallway via multi paned doors, coved cornicing, upvc double glazed windows, double radiator, large understair store cupboard.

First Floor Landing

With upvc double glazed windows to rear elevation, radiator, hatch to roof space, wall light points.

Bedroom One (Front)

18' into fitted w'robes x 12'10" (5.49m into fitted w'robes x 3.91m) With art deco style glazed window to front elevation, Myson fan assisted radiator, L-shaped run of wardrobes with a variety of hanging and shelved areas, fitted bedside tables to either side of bed position and additional run of storage cupboards, wall light points.

En-Suite Bathroom

Fitted with a P-shaped shower bath with wall mounted shower and control, low level WC with concealed cistern, wash hand basin with mono-mixer, full splashback tiling, radiator towel rail, leaded obscure multi pane style art deco window to front elevation.



Bedroom Two

12'4" x 21'11" (3.76m x 6.68m)

With feature vaulted ceiling with exposed timbers, two upvc multi paned style double glazed windows to side elevation, two roof line windows to angled ceiling, wall light points, double radiator and Jack'n'Jill style door to bathroom.

Family Bathroom

Fitted with coloured suite to comprise; double sink, large bath set into tiled surround, corner shower cubicle and wall hung WC with concealed cistern, full splashback tiling, two double glazed roof line windows, double radiator, tiled floor.

Bedroom Three (Front)

12'11" x 16'11" inc fitted w'robes (3.94m x 5.16m inc fitted w'robes)

With art deco style window to front elevation and additional window to side, fitted wardrobes providing a variety of hanging and drawer areas, louvred doors to built-in vanity unit with wash hand basin, tiling and shelf.

Bedroom Four

9'11" x 16' (3.02m x 4.88m)

With two windows to front and side elevation, double radiator, door to vanity cupboard with sink set into unit with shelf and tiled splashback.

Bedroom Five

11'4" x 11'11" (3.45m x 3.63m)

With art deco style glazed window to side elevation, radiator, louvred doors to eaves storage.

Additional Shower Room

Fitted with a white suite to comprise; low level WC, corner shower cubicle with wall mounted shower and control, Splashback tiling, chrome radiator towel rail, downlighter points, upvc obscure double glazed window to rear elevation, extractor fan.

From Landing

Loft hatch with pull down ladder leading to loft storage with door through to...



Loft Storage Room

9'3" x 14' (2.82m x 4.27m)

With double glazed window to side.

Outside (Front)

There is a large front garden to this property which is principally laid to lawn with attractive herbaceous, well stocked and landscaped mature borders. The property is set in the main behind a large brick wall to the front of the property, gated access leads to the side garden with beech hedge and the driveway gives access to the garage.

Outside (Rear)

With landscaped rear garden, large ornamental pond with stone feature and raised flower and vegetable beds, timber greenhouse, gated access to side and mainly laid to block paving and patio.

Double Garage

Currently divided into two, one half used as a store room, partitioned to the external door which is still in place.





Store Area

10'2" x 20'6" (3.10m x 6.25m)

With partition concealing external door which is still in place.

Garage

10'2" x 21'5" (3.10m x 6.53m)

Up-and-over external door, wall mounted gas central heating boiler, inner door to store area.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing

them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

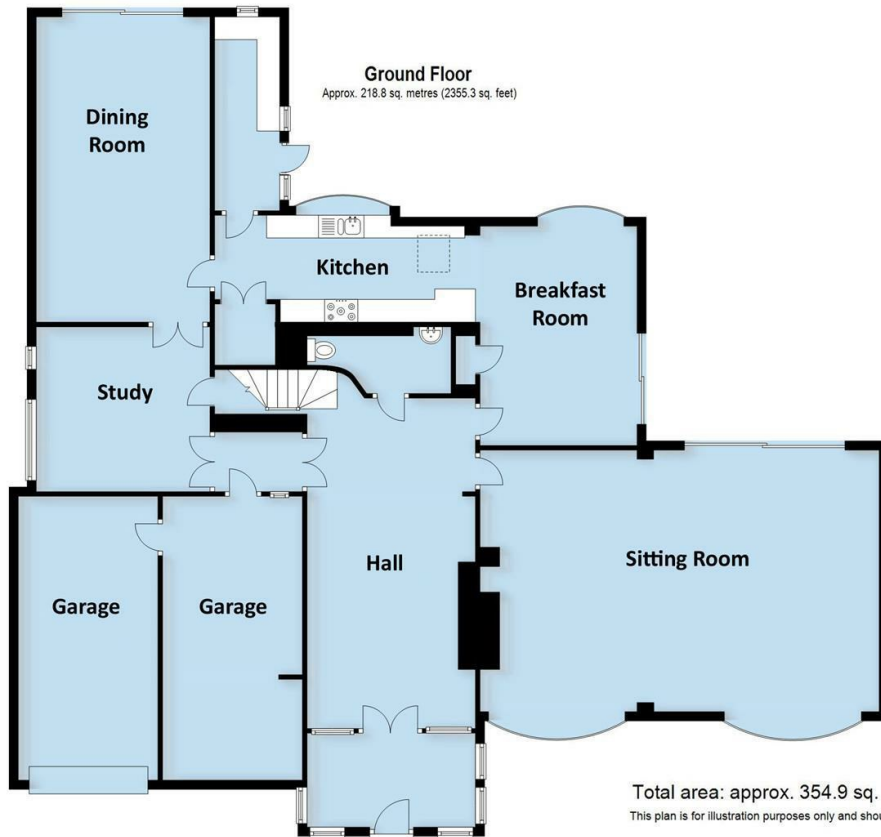
Council Tax Band G.

Location

10 Guys Cliffe Avenue
Leamington Spa
CV32 6LY



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents



Total area: approx. 354.9 sq. metres (3819.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Leamington Spa Office
Somerset House
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Royal Leamington Spa
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL