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Hershey Villa, 9, Clarendon Avenue, Leamington Spa

Price Guide £995,000



A truly outstanding opportunity to acquire a most impressive detached period style villa of immense charm and character, sympathetically modernised to retain a wealth of the original features throughout the property yet successfully integrates a high level of modern appointment, in this convenient town centre location.

Clarendon Avenue

Is a popular and convenient town centre location comprising many period residences, just a short walk from the town centre and all amenities including shops, schools and recreational facilities. This particular location has consistently proved to be very popular.

Hershey Villa, 9 Clarendon Avenue

Is an opportunity to acquire the only detached property within Clarendon Avenue, believed to have been originally constructed in 1848, providing spacious five bedroomed accommodation with the refitted living/kitchen and bathrooms being particularly noteworthy. The property uniquely includes a double garage and pleasant landscaped garden. The agents consider internal inspection to be essential for the level of originality and appointment to be fully appreciated.

In detail the accommodation comprises:-

Reception Hall

With timber and glazed panel entrance door, glazed side panel and fanlight over, oak flooring, radiator, original dado and coved cornice, staircase off with turned balustrade and original timber panelled doors off, timber and glazed panelled door leading to rear garden and access to the...

Non-Converted Cellar

9'9" x 5'6" (2.97m x 1.68m)
With built-in cupboard.

Lounge

19' x 12'6" (5.79m x 3.81m)
With period fireplace with cast iron and tiled insert, gas real flame effect fire and connection with mantle, bay window,





radiator, picture rail with original frieze and coved cornice over, oak floor, wall light points and ornate original arch leads to...

Sitting Room

11'3" x 12' (3.43m x 3.66m)

With cast iron wood burner on raised hearth, oak flooring, picture rail, radiator.

Separate Dining Room

21' x 12'7" (6.40m x 3.84m)

With bay window, period fireplace with cast iron and tiled insert, hearth, gas fired stove, wall light points, coloured leaded side window feature, picture rail with original frieze, coved cornice over.

Re-fitted Living/Kitchen

22'4" x 14'3" max into bay by 12'3" min (6.81m x 4.34m max into bay by 3.73m min)

With extensive range of attractive base cupboard and drawer units, matching range of high level cupboards and island unit with complimentary granite work surfaces, range of Neff appliances comprising dishwasher, tall fridge and freezer, conventional and steam ovens, multi-functional microwave and warming drawer, five ring induction hob and gas wok inset to island unit, tiled floor, built-in window seat to bay window, further three quarter height units and shallow base units incorporating wine rack, downlighters.

Rear Hall

With access to both the garden and side of the property with skylight, radiator.

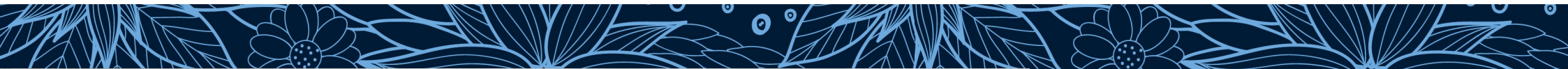
Utility Room

7' x 7'10" (2.13m x 2.39m)

With original quarry tile floor, plumbing for automatic washing machine, vented for tumbler dryer, Velux window, built-in base cupboard and drawer units, work surface with Belfast sink unit.

Rear Hall

With original quarry tile floor, giving access to garage.





Separate Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback, radiator, extractor fan.

Stairs and First Floor Landing

With original turned balustrade and ornate original window seat with coloured leaded window over, picture rail, dado rail, radiator, access to roof space and lightwells.

Bedroom

11' x 12'3" (3.35m x 3.73m)

With original cast iron fireplace and mantle with radiator.

Bedroom

16'6" x 12'6" (5.03m x 3.81m)

With double built-in wardrobe, hanging rail, shelf, picture rail, coved cornice, wall light points, radiator.

En-Suite Shower Room/WC

7'6" x 10' (2.29m x 3.05m)

With quadrant tiled shower cubicle, integrated shower unit, chrome heated towel rail, pedestal basin with mixer tap, low flush WC, attractive window feature, tiled floor, extractor fan, downlighters.

Bedroom

14'2" x 12'7" (4.32m x 3.84m)

With cast iron fireplace, picture rail, double built-in wardrobe with hanging rail, vanity unit incorporating wash hand basin.

Re-Fitted Family Bathroom/WC

9'3" x 8'3" (2.82m x 2.51m)

With original ball and claw cast iron bath, pedestal basin with mixer tap, low flush WC, oversized tiled shower cubicle with integrated shower unit, coloured leaded window feature, tiled splashbacks, tiled floor, downlighters, chrome heated towel rail.

Bedroom/Study

9'2" x 7'8" (2.79m x 2.34m)

With airing cupboard containing new gas fired central heating boiler and programmer, period cast iron fireplace and radiator.





Bedroom

12'6" x 10'9" (3.81m x 3.28m)

With bay window, picture rail, period style fireplace, cast iron insert.

Outside

The property occupies a pleasant corner position with...

Adjoining Garage

19'6" x 18'4" (5.94m x 5.59m)

With electric up-and-over doors, personal door, electric, light, power point, storage within the eaves.

Outside

To the front of the property is a gravelled fore court. To the rear

of the property is a charming, landscaped, walled garden with patio and path, shaped lawn, flower borders, further raised paved sub terrace with wall light points.

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.

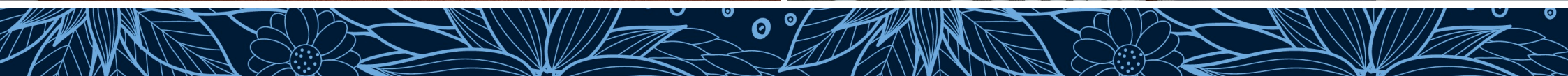
Council Tax

Council Tax Band F.

Location

CV32 4SG







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

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



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