

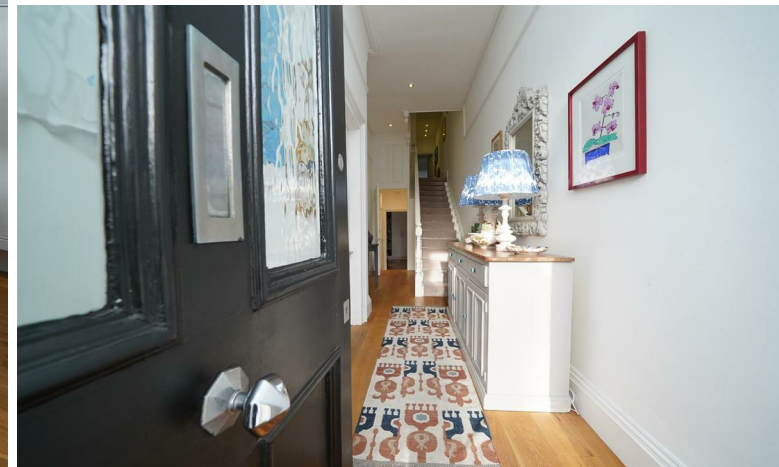
**ehB**  
RESIDENTIAL

Your Property - Our Business



41, Clarendon Avenue, Leamington Spa

Price Guide £765,000



A quite outstanding opportunity to acquire a most impressive traditional Regency styled bayed terraced villa of immense character, providing spacious well appointed three bedroomed accommodation (could be easily converted back to four bedrooms) subject to complete tasteful renovation in this highly regarded town centre location.

#### Clarendon Avenue

Is a popular and most convenient town centre location comprising many fine period dwellings, being conveniently sited close to the town centre within easy walking distance of all amenities including shops, schools for all

grades including renowned private schools and a variety of recreational facilities. This particular location has consistently proved to be highly favoured.

ehB Residential are pleased to offer 41 Clarendon Avenue which is a truly outstanding opportunity to acquire this most impressive Regency period bayed terraced villa of immense character, which has recently been subject complete tasteful refurbishment by the present owners, sympathetically integrates a high level of modern appointment with much of the properties original features. The property provides gas centrally heated three bedroomed accommodation, the master bedroom

featuring en-suite dressing room (scope for conversion to shower room/en-suite), and the large refitted breakfast kitchen is particularly noteworthy.

The property also includes a large basement (which the agents consider is suitable for conversion) and is presented to a quite exceptional standard throughout. Internal inspection is high recommended.

In detail the accommodation comprises:

#### Recessed Porch

With tiled floor with timber and glazed panel door leads to the...





#### Reception Hall

With oak floor, staircase off, turn balustrade, radiator, curved cornice, picture rail and downlighters, with original timber panelled doors leading to the...

#### Through Lounge/Dining Room

31'6" x 15' max 12'10" min (9.60m x 4.57m max 3.91m min)

With sash bay window, plantation blinds, coved cornice, picture rail, oak flooring, two radiators, marble period fireplace, gas real flame effect fire and connection, flanked by alcoves with custom base units and shelving over, further marble fireplace feature also flanked by base units and shelves over, downlighters.

#### Inner Hall

Gives access to...

#### Refitted Cloakroom/WC

Being tiled with tiled floor, corner wash hand basin with mixer tap, low flush WC, radiator, integrated mirror feature, downlighters.

#### Reception Hall

Also gives access to the...

#### Non-Converted Basement

Comprising two principal chambers - 13'6" x 14'6" and 15'6" x 17'4" with two further storage areas. the basement

provides good head height and would be suitable for conversion subject to the usual consents.

#### Breakfast Room

11'6" x 14' (3.51m x 4.27m)

With oak floor, sash window, plantation blind, downlighters, understair cupboard, custom built comprising two double full height cupboard units with central shelved unit and access to the...

#### Refitted Breakfast Kitchen

21' x 11'4" (6.40m x 3.45m)

With extensive range of attractive white base cupboard





and drawer units with complimentary marble effect work surfaces, inset stainless one and a half bowl sink unit, Miele mixer tap, range of shelving over, appliance space with Miele dishwasher, stainless steel oven/cooker, further custom made full height units incorporating sliding wicker bins. Utility cupboard with plumbing for automatic washing machine, vented for tumble dryer, flanked by further shelves, windows to two aspects including twin French doors and side panels to rear garden, downlighters, further sash window with plantation blind, radiator, quality wood effect flooring, under floor heating.

#### Stairs and Spacious First Floor Landing

With turned balustrade, picture rail, coving to ceiling, access to roof space.

#### Master Bedroom

13'4" x 16'7" (4.06m x 5.05m)

With bay window with plantation blind, radiator, picture rail, coving to ceiling, downlighters.

#### Dressing Room/Possible Bedroom Four

14'6" x 6'9" (4.42m x 2.06m)

With fitted shelves, plantation blind, radiator (suitable for conversion to en-suite shower room or back to Bedroom Four (subject to the usual consents).

#### Bedroom

13' x 14' (3.96m x 4.27m)

With period fireplace, sash window, downlighters, radiator, coving to ceiling.

#### Re-fitted Bathroom/WC

12'6" x 8'3" (3.81m x 2.51m)

Being half tiled with granite topped vanity unit incorporating two wash hand basins with pedestal mixer taps and low flush WC, concealed cistern, bidet and panelled bat with mixer tap and separate shower attachment, tiled shower cubicle with Travatine tiling, integrated shower unit, two chrome heated towel rails, downlighters, tile effect flooring.





### Bedroom

11'6" x 12'7" (3.51m x 3.84m)

With radiator, sash window, downlighters.

### En-Suite/Dressing Room Off

8'6" x 6'9" (2.59m x 2.06m)

### Outside

The front of the property is railed and gravelled and to the rear of the property is walled with pedestrian access, principally decked with raised flower bed, outside light and tap.

### 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

41 Clendon Avenue  
Leamington Spa  
CV32 4SQ



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

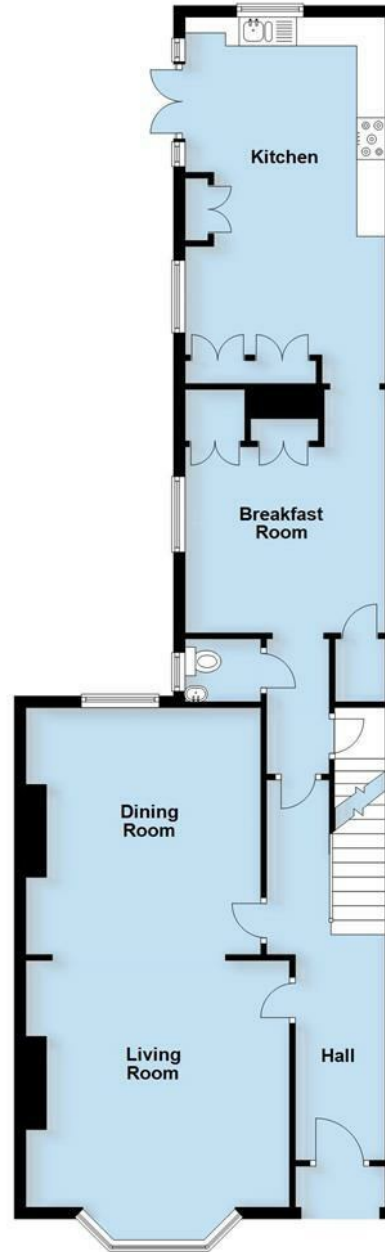
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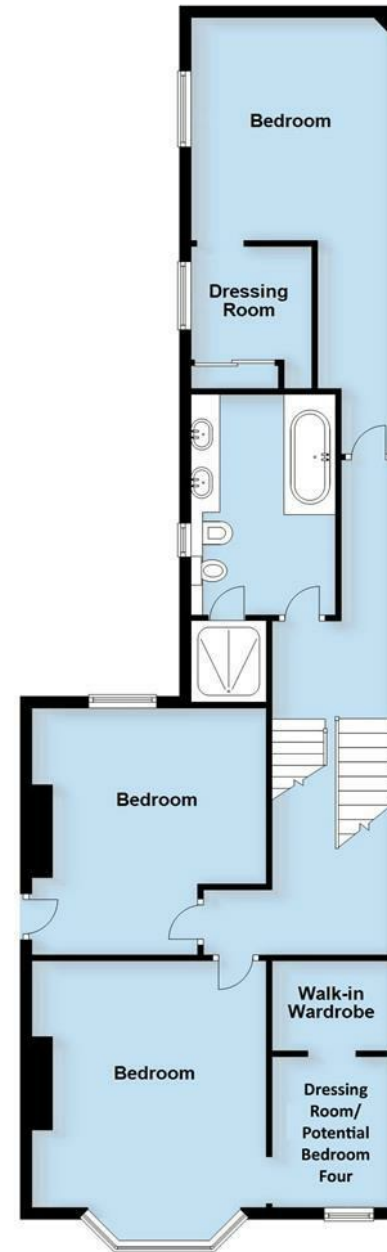
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

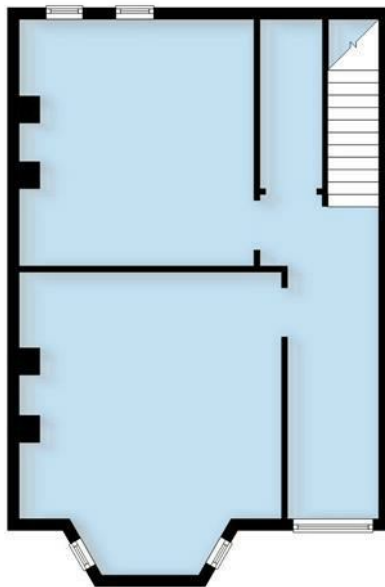
**First Floor**  
Approx. 96.8 sq. metres (1042.5 sq. feet)



**Second Floor**  
Approx. 96.8 sq. metres (1042.3 sq. feet)



**Basement**  
Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 250.3 sq. metres (2694.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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