FOR SALE







Clarendon Avenue, Leamington Spa

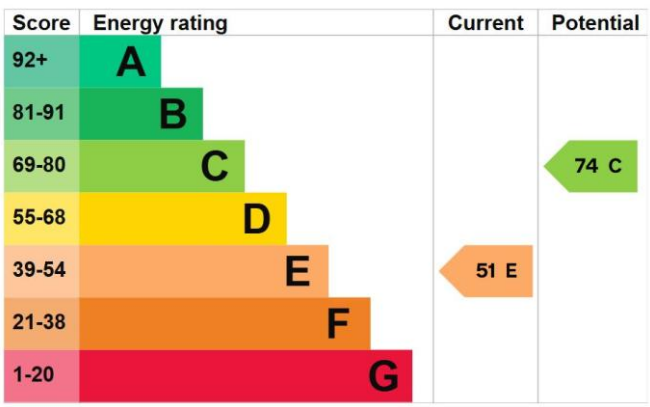
4 Bedroom, 1 Bathroom, Mid Terraced House

Guide Price £520,000

MARTIN&CO



- **Four bedroom house**
- **Spacious living room**
- **Downstairs bathroom**
- **Courtyard garden**
- **Requires modernisation**
- **Town centre location**
- **Ideal investment or family home**



Four bedroom Victorian home in one of Leamington Spa's most convenient central locations, this attractive terraced property combines period character with excellent potential to create a superb family home.

Situated within easy reach of the town centre and station, the property offers generous and versatile accommodation, although some modernisation is required.

The accommodation comprises two spacious reception rooms, kitchen, separate dining room and bathroom. To the first floor are four generously sized bedrooms and a separate WC. With the lower ground floor offering a single chamber cellar. Outside there is a private walled courtyard garden.





HALLWAY
26' 11" x 5' 4" (8.2m x 1.63m)

LIVING ROOM
12' 9" x 12' 3" (3.89m x 3.73m)

DINING ROOM
13' 10" x 10' 9" (4.22m x 3.28m)

SITTING ROOM
11' 10" x 9' 5" (3.61m x 2.87m)

KITCHEN
9' 5" x 8' 6" (2.87m x 2.59m)

REAR LOBBY
8' 3" x 5' 0" (2.51m x 1.52m)

BATHROOM
8' 4" x 5' 6" (2.54m x 1.68m)

LANDING
10' 3" x 5' 3" (3.12m x 1.6m)

BEDROOM
16' 4" x 12' 10" (4.98m x 3.91m)

BEDROOM
13' 10" x 10' 5" (4.22m x 3.18m)

BEDROOM
12' 9" x 6' 5" (3.89m x 1.96m)

BEDROOM
9' 4" x 8' 7" (2.84m x 2.62m)

WC
5' 0" x 4' 3" (1.52m x 1.3m)

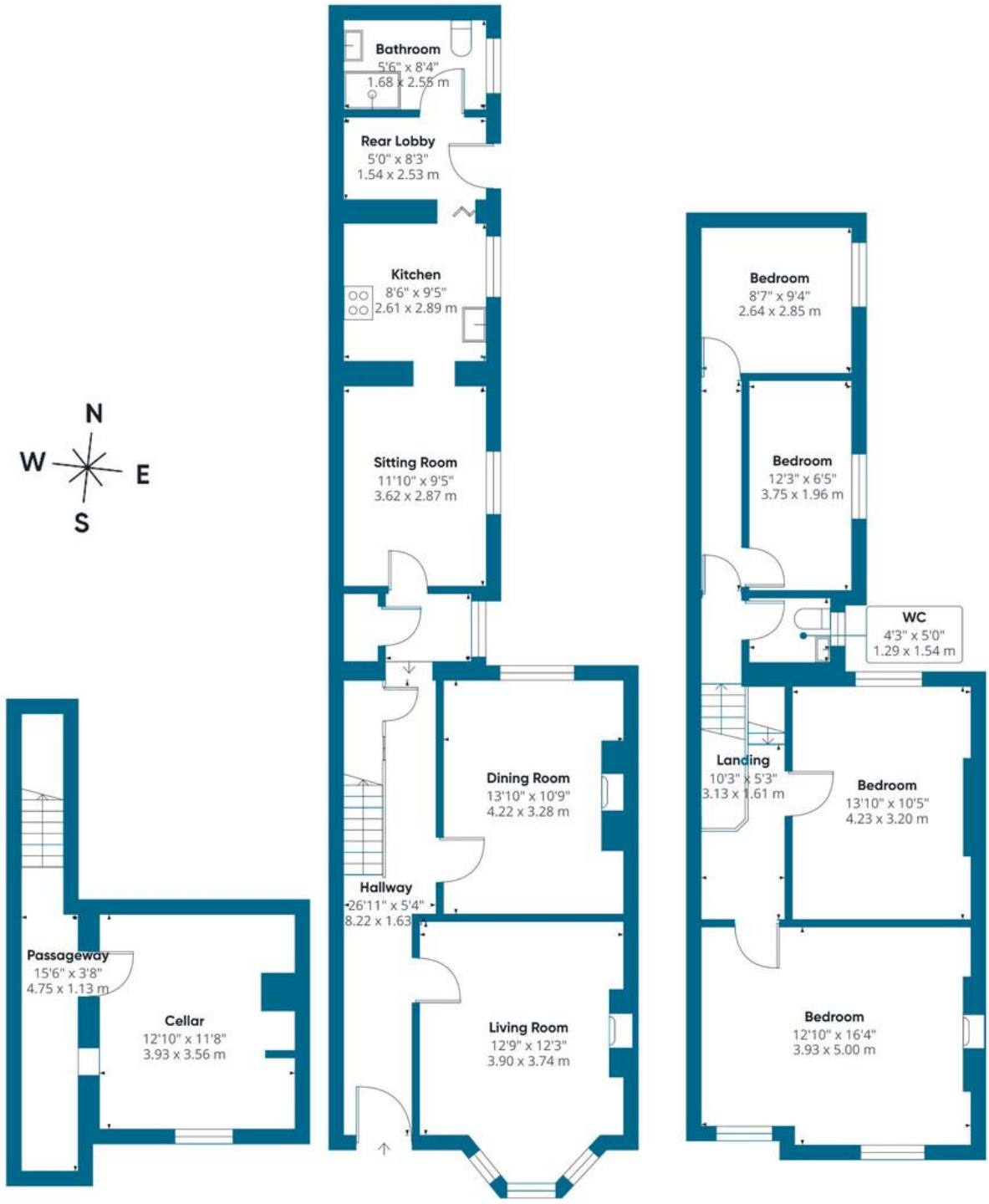
LOWER GROUND FLOOR

CELLAR
12' 10" x 11' 8" (3.91m x 3.56m)

COURTYARD GARDEN







Approximate total area

1614 ft²

149.9 m²

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