39 Taylor Avenue

Leamington Spa CV32 7SA

Guide Price £335,000

39 Taylor Avenue

A fantastic opportunity to acquire a 1930's three bedroom semi-detached property North of Leamington's town centre with lots of potential and in need of modernisation. In brief, the property comprises: lounge/dining room, kitchen, utility area, three bedrooms, family bathroom, front and rear gardens and a sizeable driveway. The property has scope to extend to the rear (STPP).

The property has been in the family since 1965 and has been a much loved family home.

Call us today for more information or to book in an internal viewing.

Features

- Popular Lillington Location
- 1930's Double-Bayed Semi-Detached House
- Lounge / Dining Room
- Potential To Extend (STPP)
- Off-Road Parking
- Garage
- No Onward Chain
- Within Walking Distance To Town
- Ideal Family Location

LOCATION

Taylor Avenue lies off Gresham Avenue, a little over one mile north-east of central Leamington Spa. Town centre facilities are easily accessible including Leamington's wide array of shops and independent retailers, parks, restaurants and artisan coffee shops. Closer at hand in Lillington there are well regarded schools along with local shopping facilities. There are good local road links available out of the town to neighbouring centres, along with links to the Midland motorway network, whilst Leamington Spa railway station provides regular rail links to London, Birmingham and other destinations.

ENTRANCE HALL

Having stairs rising to the first floor landing, radiator and doors leading to the lounge and kitchen.

LOUNGE / DINING ROOM

7.03m x 3.27m (23'0" x 10'8")
A great size room which has double glazed windows to the front and rear elevation, two radiators and space for lounge / dining room furniture.

KITCHEN

4.69m x 1.64m (15'4" x 5'4")
Having worktop surfaces, cupboards, understairs storage, a sink unit, four ring gas hob, oven unit, microwave and a radiator.

UTILITY AREA

2.31m x 2.12m (7'6" x 6'11")
Having a wall mounted boiler, space for a washing machine and fridge freezer, a door leading out to the rear garden and access to the garage.

FIRST FLOOR LANDING

Having a double glazed frosted window to the side elevation, doors leading off to adjacent rooms and loft access.

BEDROOM ONE

4.00m x 3.19m (13'1" x 10'5")
Having a double glazed bay fronted window, built-in wardrobes, radiator and space for bedroom furniture.

BEDROOM TWO

3.20m x 3.15m (10'5" x 10'4")
Having a double glazed window overlooking the rear garden, built-in wardrobe, radiator and space for bedroom furniture.

BEDROOM THREE

2.14m x 1.83m (7'0" x 6'0")
Having a double glazed window to the front elevation, radiator and space for bedroom furniture.

BATHROOM

1.81m x 1.67m (5'11" x 5'5")
Having a low level W/C, sink unit, tiled walls, radiator and a double glazed frosted window to the rear elevation.

GARAGE

4.02m x 2.89m (13'2" x 9'5")
Having lighting, power and a Velux window.

PARKING

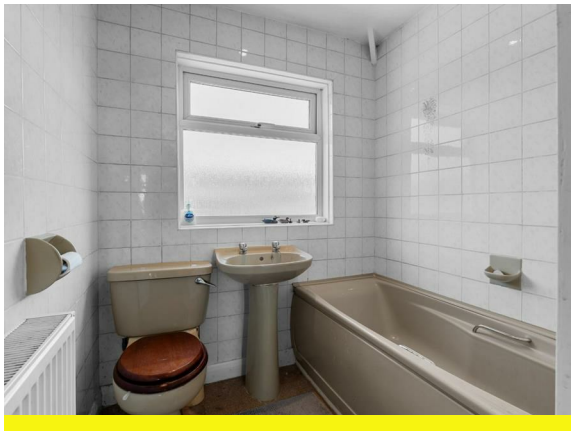
Driveway parking for two vehicles.

TENURE

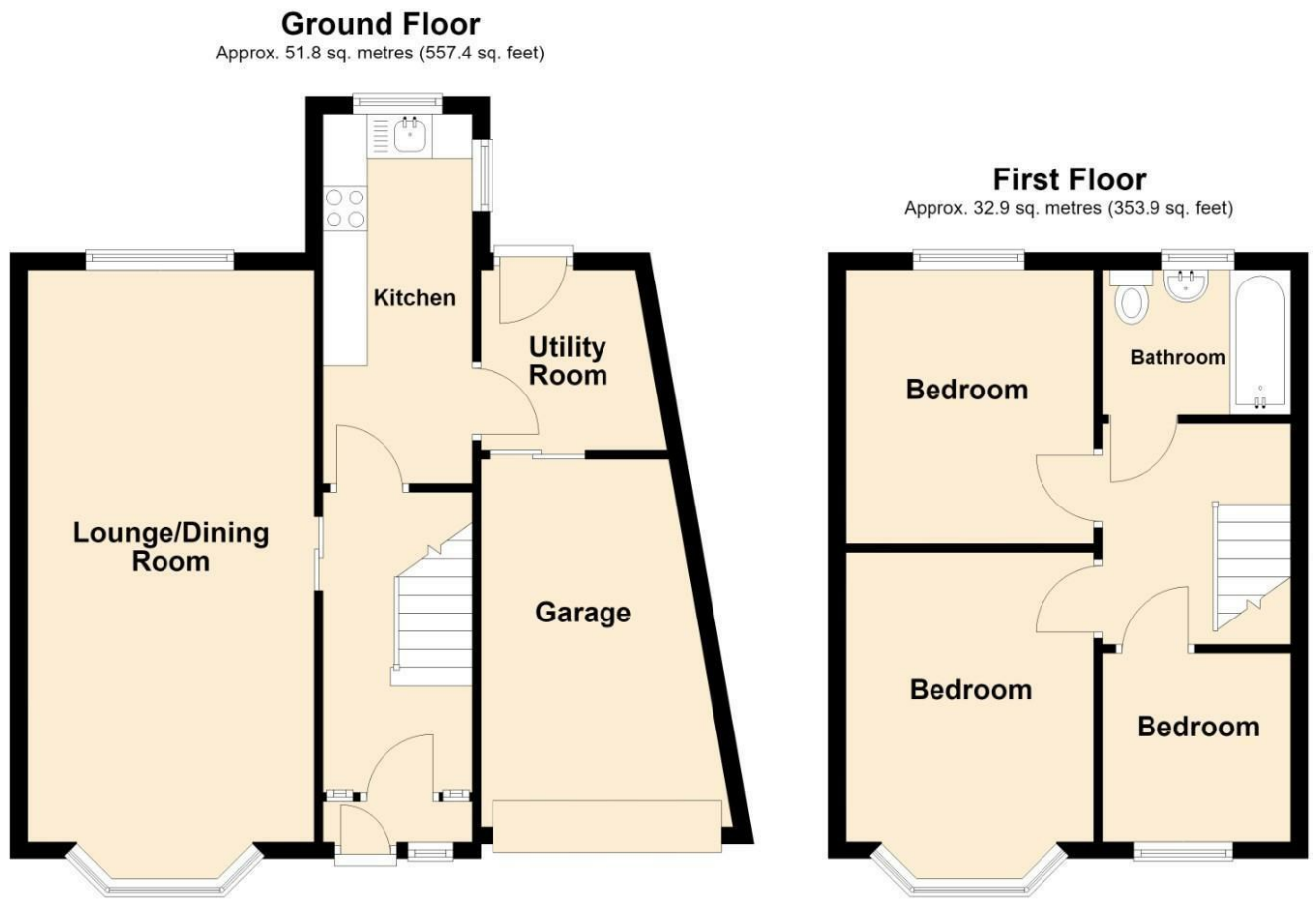
Freehold.

DIRECTIONS

Postcode for sat-nav - CV32 7SA.
what3words - defend.plug.rants



Floorplan



Total area: approx. 84.7 sq. metres (911.3 sq. feet)

General Information

Tenure

Freehold

Services

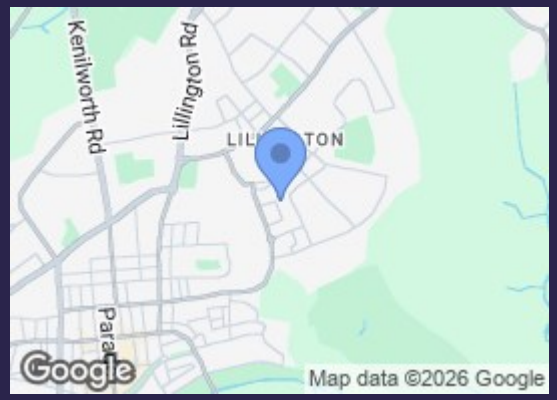
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

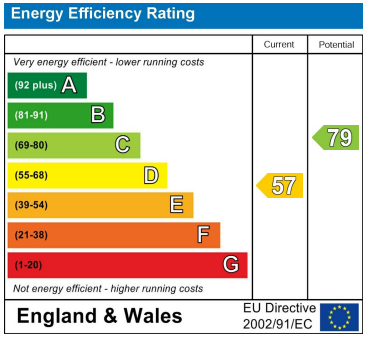
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council





Contact us

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