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39, Gresham Avenue, Leamington Spa

A spacious and well-proportioned three-double-bedroom mid-terrace property, conveniently situated just north-east of the town centre in this convenient and popular location.

Briefly Comprising:

Canopy porch, entrance hallway with cloaks cupboard, ground-floor WC, good-sized living room with double doors to spacious dining kitchen with bi-fold doors to the garden. First-floor landing, two large double bedrooms, a further small double bedroom and a white fitted bathroom. Upvc double glazing. Gas radiator heating. Lawned front garden and an attractively landscaped rear garden, laid to lawn and patio.

Gresham Avenue

Conveniently situated just north-east of the town centre, offering easy access to the town and local amenities, but also a short stroll to Newbold Comyn and the Campion Hills offering a wide variety of recreational and leisure facilities, as well as countryside walks.

The Property

Is approached via a paved path leading to canopy porch, with double obscure-glazed entrance door to...

Entrance Hallway

With staircase rising to first floor landing, radiator, laminated flooring, understairs recess, double doors to useful cloaks cupboard providing hanging and shelf.

Ground Floor WC

Fitted with a white low-level WC and corner wash-hand basin, upvc obscure double glazed window to the front elevation, tiled flooring.

Living Room
11'5" x 15' (3.48m x 4.57m)
With upvc double-glazed bow window to the front elevation, double radiator, wall light points and double multi-pane doors to dining/kitchen.

Spacious Dining/Kitchen
17'8" x 13'11" (5.38m x 4.24m)
Being open and yet forming distinctive areas.

Dining Area
With feature double glazed bi-fold doors leading to garden, double radiator, laminate flooring.

Kitchen Area
Fitted with a range of matching wall and base units with wood block effect working surface over, stainless steel one and a half bowl sink drainer unit with mixer tap, space and plumbing for washing machine, inset four point stainless gas hob with oven below and filter hood over, tiled splashback, upvc double glazed window to the rear elevation, tiled floor and understairs recess providing storage space for a refrigerator.

First Floor Landing
Hatch to roof space and door to cupboard housing Ideal boiler.

Bedroom One (Rear)
10'9" x 14'3" (3.28m x 4.34m)
With upvc double glazed window to rear elevation and radiator.

Bedroom Two (Front)
8'7" plus d'way x 14'8" (2.62m plus d'way x 4.47m)
With upvc double glazed window to front elevation, radiator.

Bedroom Three (Front)
8'8" x 11'6" (2.64m x 3.51m)
With upvc double glazed window to front elevation,

radiator, useful store cupboard over staircase bulkhead.

Bathroom
Fitted with a white suite to comprise: bath with wall mounted Mira Vista electric shower over, wash hand basin with mono-mixer set into vanity cupboard, with low level WC and concealed cistern to side. White splashback tiling with mosaic style border tile, radiator, laminate flooring.

Outside (Front)
To the front of the property is a paved path leading to the entrance door and the front garden is principally laid to lawn.

Outside (Rear)
Rear garden is surrounded in the main by timber fencing with an attractive patio area to the rear of the property and laid to lawn. Path leads down to the end of the garden. Another raised patio space and personal gate to the rear. Please note our client has extended the garden into a private parking space which could be reinstated should a buyer require. Subject to any necessary permissions.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves,

covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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

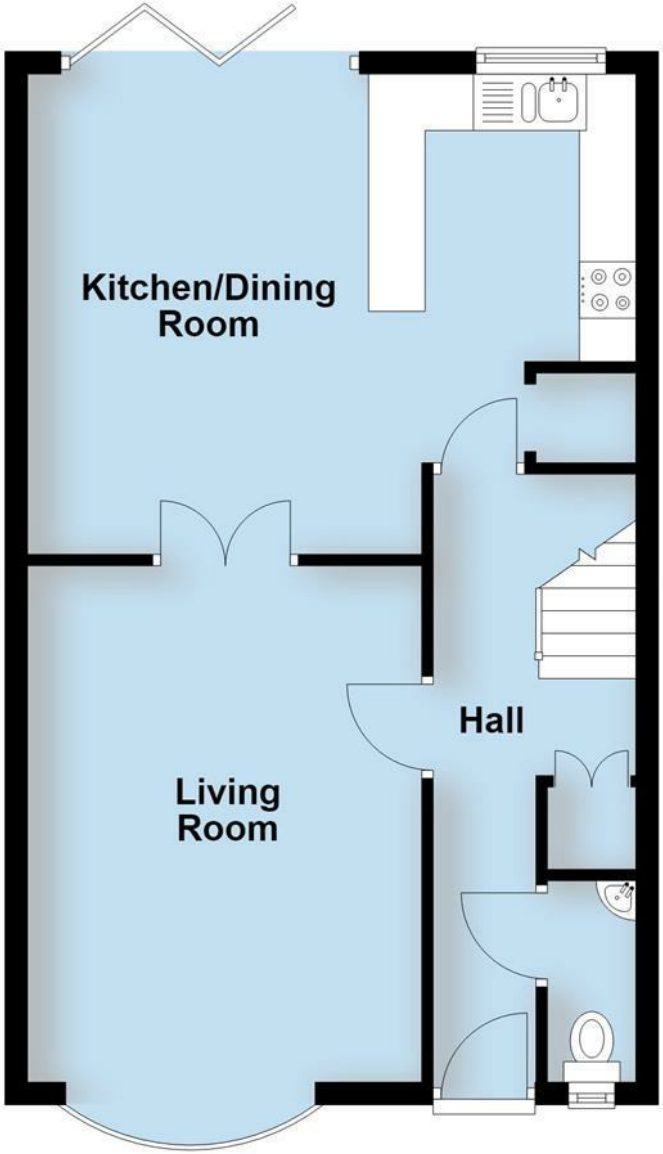
Council Tax Band C.

Location

CV32 7QP

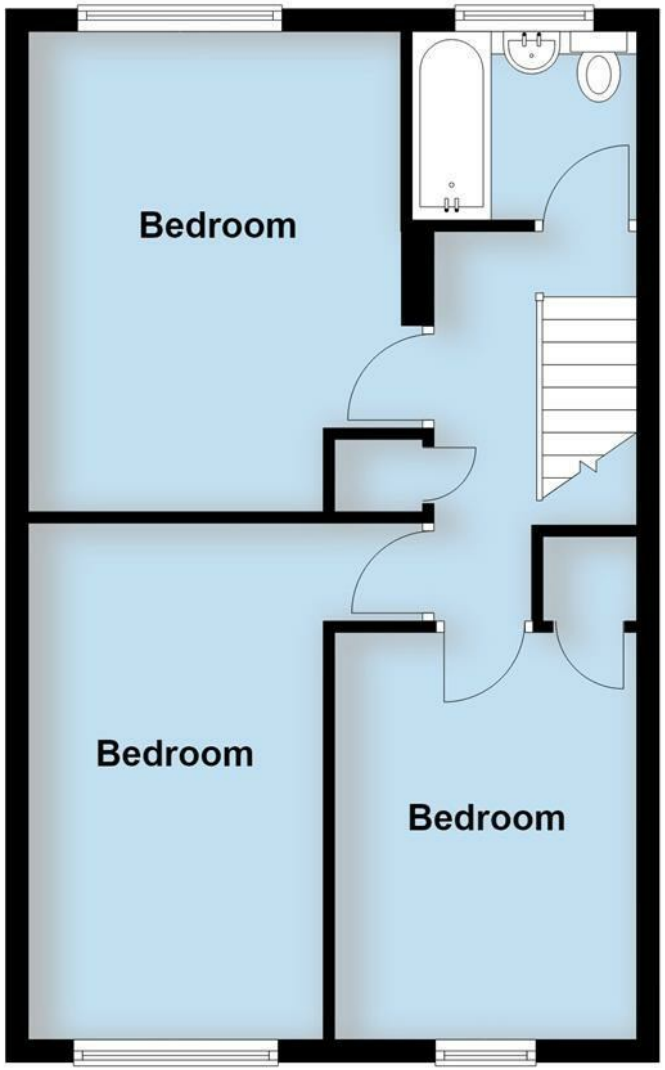
Ground Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Total area: approx. 96.4 sq. metres (1037.4 sq. feet)

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

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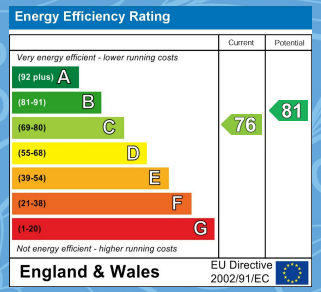

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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