



RAVENSDALE AVENUE, MILVERTON

complete ● ● ●
SALES & LETTINGS



ED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



A semi-detached home positioned in a peaceful and established cul-de-sac in Milverton, coming to market for the first time since its construction in 1965. The property comprises an entrance hall, guest WC, dining room, a spacious living room with a charming feature stone fireplace, a ground-floor bedroom and a kitchen. Upstairs offers two generous double bedrooms and a well-proportioned bathroom. Externally, the home enjoys substantial front and rear gardens, a detached garage and a block-paved driveway providing parking for 4+ cars. Offered with no onward chain, the property is ideally placed for excellent local schools including Brookhurst Primary and Trinity School, as well as nearby amenities and transport links—making this a superb opportunity for buyers seeking a home with potential in a desirable location.



It's in the details...

Hallway

A uPVC double glazed entrance door, with a side matching window leads into the hallway which has a staircase leading to the first floor with small storage cupboard below. Doors leading to the dining room, ground floor bedroom, lounge and the guest WC.



Guest WC

Which has a toilet, corner hand basin, a radiator and a uPVC double glazed window.

Dining Room

Which has a large uPVC double glaze window overlooking the garden. Wallpapered and there is a radiator.

Living Room

An extremely spacious living room which has a large UPVC double glaze window to the front enjoying the lawn front garden. There is a stone open fireplace, two radiators, under stairs storage cupboard, coving, two ceiling light points and a door with a window to the kitchen.



Kitchen

Basic kitchen with a one and a half bowl stainless steel soup with mixed up, a fitted double oven, flooring, electric hob and extractor. Space and plumbing for washing machine, a wall mounted boiler and a uPVC double glazed door and window to the garden.

Landing

Carpeted landing of doors to the two bedrooms and bathroom. Door to airing cupboard with shelving and the hot water tank.

Bedroom One

A spacious bedroom with fitted wardrobes and dressing table. There's a radiator, an eaves storage cupboard and a uPVC double glazed window.

Bedroom Two

A spacious double bedroom, with fitted wardrobes and drawer units. There is eaves storage cupboard, a radiator and a uPVC double glazed window.



Bathroom

Tiled bathroom, which has a bath with bi-fold shower screen and an electric shower over. Concealed waste toilet and there is a handbasin double glazed Velux window and white towel radiator.

Rear Garden

Garden has large areas of block paved patios, there is stoned area and

RED LINES ARE GUIDANCE ONLY - ALL PLOT WILL VARY



bedding zones full of planting. There's a shed in the corner and fencing.

Garage

There is a attached concrete sectional garage up and over door.

Off Road Parking

There is a block pave drive for parking 4-5 vehicles.

Front Garden

There's a large area of lawn with bedding borders.

Location

A quiet setting which lies to the far end of Guys Cliffe Avenue and is positioned on the fringe of the popular area of Milverton, within easy reach of both local amenities and the town centre and local amenities within Milverton itself, including schools such as Trinity School, Milverton Primary and Brookhurst Primary. There are local shops, whilst the town centre affords an extensive array of independent retailers, artisan coffee shops, pubs, restaurants and parks. In addition, good local road links, whilst Leamington Spa station provides regular commuter rail links to London and Birmingham, amongst other destinations. Also, a five-minute walk to the Milverton fields, two directions at the bottom of Guys Cliffe Avenue, or through to the Dragon Cottage play area under the railway bridge to the fields off Milverton Lane. This is a popular walk across the fields to the Saxon Mill, which is a great scenic gastro pub. Dragon Cottage Park has a children's area and is kept natural in some areas to attract wildlife.

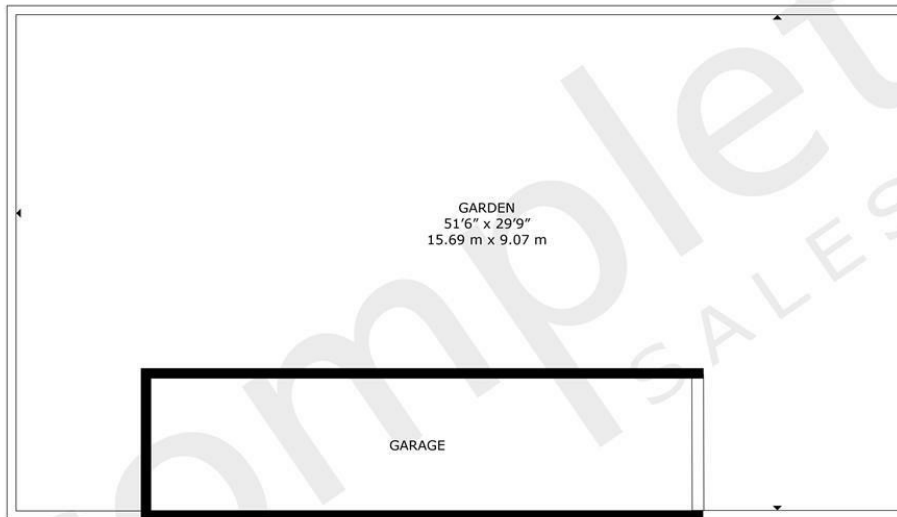
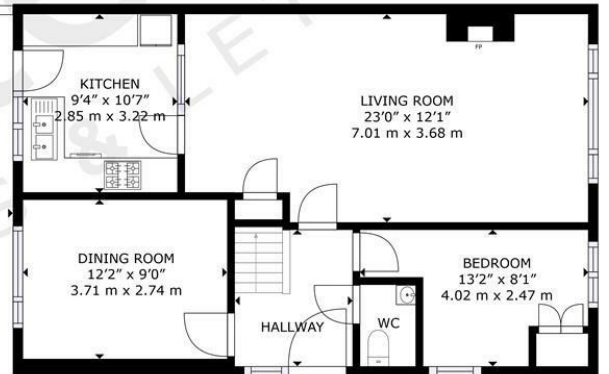


GROSS INTERNAL AREA
FLOOR 1: 652 sq. ft, 60 m² FLOOR 2: 404 sq. ft, 37 m²
TOTAL: 1,056 sq. ft, 97 m²
EXCLUDED AREA: GARDEN: 1,446 sq. ft, 134 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2
BATHROOM
6'6" x 7'2"
1.98 m x 2.19 m



FLOOR 1



The Leamington Property Expert



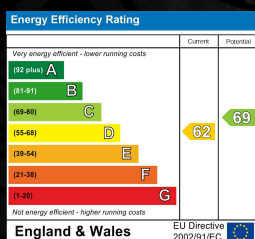


- A 1965 Semi Detached
- Three Bedroom Semi
- Dining Room
- Cul-De-Sac
- Detached Garage & Parking
- First Time On Market Since Built
- Lounge
- Kitchen
- Large Front & Rear Gardens
- No Chain



RAVENSDALE AVENUE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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