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1, Avonlea Rise, Leamington Spa



A spacious and well proportioned two double bedroom detached bungalow situated on this corner position in this highly regarded North Leamington location.

Briefly Comprising:-

Enclosed entrance porch, entrance hallway with cloaks cupboard, good sized L shaped living room, two double bedrooms (master with fitted wardrobes), refitted bathroom with wet room/shower area, refitted dining/kitchen, utility, and rear conservatory. Upvc double glazing, gas radiator heating, block paved driveway, lawned front garden, patio and lawned rear garden. Garage. NO CHAIN.

Avonlea Rise

Offers a rare opportunity to acquire a detached bungalow. All rooms are well proportioned and balanced and offer well maintained, and presentable living in this highly popular part of Leamington which is convenient for both the town centre and countryside walks beyond.

The Property

Is approached by a brick block paved driveway giving access to composite entrance door with obscured double glazed window to side to...

Enclosed Entrance Porch

With coach light point to side, UPVC double glazed door with matching window leads into hallway.

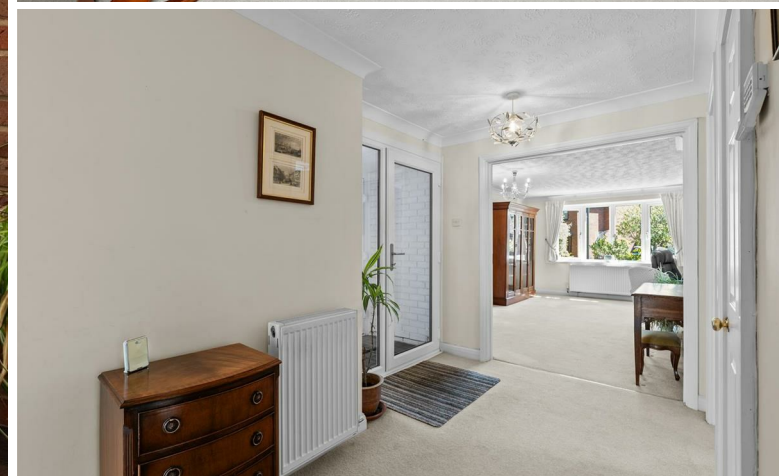
Hallway

With hatch to roof space, coved cornicing, double radiator, door to airing cupboard with insulated hot water cylinder and slated shelving.

Living Room

21'9" x 11'8" expanding to 17" (6.63m x 3.56m expanding to 5.18m)
With upvc bow window to front elevation and two further upvc double glazed windows, coved





cornicing, fire place surround with onset gas fire, two double radiators, twin light points to ceiling.

Dining Kitchen

14'1" max x 17'3" (4.29m max x 5.26m)

Being open plan yet forming distinctive dining and kitchen areas, kitchen is fitted with a range of high gloss flat fronted contemporary grey wall and base units with solid wood block working surface over, inset stainless steel sink drainer unit with mixer tap, inset four point stainless steel hob with filter hood over, oven to side, space for tall fridge freezer, space for dishwasher, integrated desk unit with glazed

shelving and cupboards over, downlighter points to ceiling, coved cornicing, wood flooring extending through to dining space with downlighter points to ceiling, coved cornicing, double radiator and UPVC double glazed French doors to conservatory.

Conservatory

9' x 10'8" (2.74m x 3.25m)

With pitched Victorian style double glazed roof over, tow sets of double door leading to the garden with glazed windows set onto brick base.

Utility

5'10" x 4' (1.78m x 1.22m)

With UPVC double glazed window and half double glazed door to side giving access to the rear garden, coved cornicing, useful storage space and plumbing for washing machine, radiator.

Bedroom One (Rear)

13'4" including fitted wardrobe's x 10'7" (4.06m including fitted wardobes x 3.23m)

With upvc double glazed window to rear elevation, coved cornicing, radiator, fitted wardrobes with in built dressing table and storage over.





Bedroom Two

9' x 11'1" (2.74m x 3.38m)

With upvc double glazed window to side elevation, coved cornicing, double radiator.

Bathroom

Attractively fitted with a white suite to comprise, low level WC with concealed cistern set into vanity unit with sink to side with storage below, double ended bath with central filler and shower attachments, splash back tiling, tiled floor extending through to wet room style shower area with wall mounted Bristan shower and control, downlighter points to ceiling,

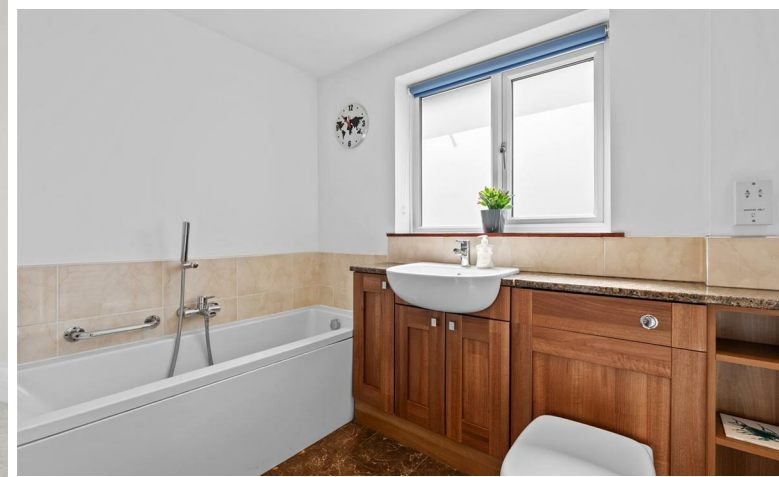
chrome radiator towel rail, upvc obscured double glazed window to side elevation.

Garage

With an up and over door, power and light as fitted, Glow worm boiler, tap, part UPVC double glazed door and matching window to side to the rear.

Outside (Rear)

To the rear of the property is a mellow paved patio with dwarf brick wall leading to the remainder of the garden which is attractively landscaped and principally laid to lawn, with mature well stocked herbaceous borders. Surrounded in the main by a



combination of brick walling and timber fencing. Further patio area to the side of the conservatory with outside power point. Access to the side of the property with further paved path to small timber shed. To the opposite side of the property paved pathway continues to the front with gated access leading to the drive.

Outside (Front)

To the front of the property is a brick blocked paved driveway providing plenty of off road parking and herbaceous borders to a lawn to the front.





Mobile Phone Coverage

Good outdoor 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 2026).

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 F.

Location

CV32 6HS







Ground Floor
Approx. 120.5 sq. metres (1297.3 sq. feet)



Total area: approx. 120.5 sq. metres (1297.3 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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