



MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS



MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

18 Lime Avenue, Royal Leamington Spa, CV32 7DA

Offers Over £225,000 Freehold

Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)

First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Basement

Approx. 14.0 sq. metres (150.9 sq. feet)



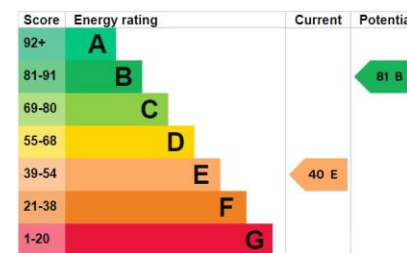
Total area: approx. 95.0 sq. metres (1022.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Margetts Limited. Not to be reproduced

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.



- Attractive period home
- Requires substantial work
- First floor bathroom
- Two bedrooms
- Offers much potential
- Gardens to rear
- Highly sought-after residential location
- Cellar
- Two reception rooms

Rare opportunity to acquire an attractive period terraced home of sizeable proportions, requiring complete renovation and improvement and offering great scope for extension and improvement (STPP). Much interest anticipated. Likely to be for a cash purchaser only due to the amount of work required.

RECEPTION HALL

Front door opens into Reception Hall.

LOUNGE (FRONT)

10' 7" x 12' 5" (3.24m x 3.80m exc. bay)
with bay window to the front and tiled fireplace. (We do not know if the fireplace is working).



REAR DINING ROOM (REAR)

12' 7" x 11' 2" (3.86m x 3.41m max)
with window to the rear.



KITCHEN

9' 3" x 8' 0" (2.84m x 2.46m)
with door and window to the side of the property and wall mounted gas boiler (not been tested).



Staircase from the Kitchen proceeds down to the

CELLAR/BASEMENT

Staircase from the Entrance Hall proceeds to the First Floor Landing.

BEDROOM ONE (FRONT)

14' 3" x 12' 4" (4.35m max x 3.78m)
with twin windows to the front.



BEDROOM TWO (REAR)

12' 9" x 8' 9" (3.89m x 2.67m max)
with sash window to the rear.



FIRST FLOOR BATHROOM

Currently with bath, wash handbasin and low-level WC.



GARDEN

Gardens to the rear which we are unable to access.

AGENTS NOTES

We believe the property to be freehold.
We believe all services are connected, but have been unable to test or verify this.

Agent's Notes

Council Tax Band B.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.