

LIME AVENUE, LEAMINGTON SPA CV32 7DA



A STUNNING 2 BEDROOM EDWARDIAN TERRACE IN A HIGHLY SOUGHT AFTER NORTH LEAMINGTON LOCATION.

- EDWARDIAN TERRACE
- NORTH LEAMINGTON
- LIVING ROOM WITH BAY WINDOW
 - DINING ROOM
 - KITCHEN
 - DRY LINED CELLAR
- TWO DOUBLE BEDROOMS
 - UPSTAIRS BATHROOM
 - CONVERTED ATTIC ROOM
- GENEROUS SIZED BACK GARDEN

2 BEDROOMS

PRICE GUIDE £325,000

Hawkesford are delighted to market this stylish Edwardian terraced home, situated to the north of Leamington Spa. The current owner has modernised and improved the property throughout, renovating the original character features where possible, leaving a charming and exemplary finish.

With well proportioned rooms and high ceilings, very generous sized garden and a cellar, this is a superb and rare opportunity. The property still has further potential STP, with a very good sized loft space that is currently used as storage, however could be used as a comfortable office space, carpeted throughout with natural light from a Velux double glazed window, spotlights, electrical and telephone points, built in storage and a pull down ladder. It is very much possible STP to add a third room.

Furthermore, there is scope to extend the kitchen with a side return, as seen with similar properties in the area, subject to the usual planning checks.

Situated on the popular road section of bay fronted townhouses close to North Leamington and Telford School and close to excellent local shops and amenities. The historic towns of Warwick, Kenilworth and Stratford Upon Avon are all nearby. Motorway links are good with the A46 leading directly to the M40 and towards the M6. Train links to London and Birmingham are also good. There is a bus stop within yards of the property.

Leamington Spa is a town full of vibrancy and culture with a perfect blend of traditional and modern facilities. The delightful town centre offers excellent amenities for both family and executive lifestyles with superb shopping and entertainment as well as excellent state and public schooling.

The town centre is around a mile away. Just yards away are convenience stores, chemist and local church.

We very much recommend calling asap to secure your viewing.

Front

Accessed via private pathway paved with Edwardian tiles leading to the front door which is canopied by a brick arch storm porch.

Entrance Hallway

Timber entrance door painted in Farrow & Ball paint, with window above leading into the hallway with restored original floorboards throughout the hallway, living room and dining room. Radiator, dado rail and light points leading to the living room, dining room and carpeted staircase.

Living Room 14'6" x 10'9" (4.44 x 3.30)

With a bay fronted double glazed window, light point, radiator and central gas fire with picture rails. The room further benefits from original floorboards and painted timber doors.

Dining Room 12'9" x 11'3" (3.89 x 3.43)

Original floorboards throughout the dining room with Sash windows (weather proofed throughout to improve energy efficiency), and original cast iron fireplace. Picture rail, light points, telephone points, radiator and access through to the kitchen area.

Kitchen 9'3" x 8'0" (2.84 x 2.44)

Fitted kitchen with Bosch oven and induction hob. Sash windows to side elevation, door to side access, access to the cellar.

Cellar 12'0" x 6'9" (3.68 x 2.06)

Access to cellar from the kitchen, cellar has been dry lined with the larger chamber including a desktop unit, light and electric points, radiator and sump pump installed.

Landing

Carpeted landing with timber handrail, painted spindles and dado rail.

Bedroom One 14'4" x 12'4" (4.37 x 3.78)

Spacious Double bedroom with two Sash windows to front aspect, carpeted, light point, radiator and recently fitted bespoke double built-in wardrobes.

Bedroom Two 12'11" x 8'11" (3.96 x 2.74)

Double bedroom with coving, Sash window to rear aspect, carpeted, light point and radiator.

Bathroom 9'6" x 8'0" (2.92 x 2.44)

Generous size bathroom, Sash window to rear elevation, with recently refurbished bath, shower, WC, sink, radiator, light points and built in storage cupboard.

Converted Loft Space 4.39x3.86

Velux double glazed window, carpeted throughout, spotlights, electrical and telephone points, built in shelving and pull down ladder. Good sized loft space with plenty of future of potential to add a further bedroom as seen in nearby properties STP

Garden

A generous sized landscaped back garden, ideal for al-fresco dining, a garden out house with mains power supply, potting shed and vegetable patch.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information, alternatively you can contact Jason Francis on 07973897543 direct.

GENERAL INFORMATION**Services**

Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through the Agents on (01926) 430553













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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