



Taylor Avenue, Leamington Spa, CV32  
Offers Over £375,000

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## About the Property

Winkworth Leamington Spa are pleased to present to the market Taylor Avenue, a well-proportioned and thoughtfully extended mid-terrace family home, ideally positioned within the ever-popular Lillington area of Leamington Spa.

The property has been modernised throughout and offers balanced accommodation well suited to first-time buyers, young families and investors alike.

### Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Feb 26)

Mobile Coverage: Likely Coverage (Checked on Ofcom Feb 26)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold



















## The Finer Details

The property is entered via a welcoming entrance hall, providing access to the principal ground floor rooms and stairs rising to the first floor.

To the front of the house is a comfortable sitting room, centred around a bay window which allows for excellent natural light and provides a pleasant outlook to the front. This room offers a well-defined living space, ideal for everyday use.

The heart of the home is undoubtedly the kitchen/diner which has been extended to the rear under planning consent granted in 2017. Fitted with a range of modern units and work surfaces, the space comfortably accommodates a dining table and benefits from rooflight glazing and direct access out to the rear garden, making it a bright and practical hub of the home. There is a useful utility room and down-stairs WC located off the central hallway.

On the first floor, the property offers three bedrooms. The principal bedroom is positioned to the front and is a well-proportioned double room. The second bedroom, also a double, overlooks the rear garden, while the third bedroom provides an ideal nursery, study or guest room.

The bathroom is fitted with a three-piece suite and, while functional, presents an opportunity for future buyers to update and personalise to their own taste.

To the front of the property there is drive-way parking. The rear garden is enclosed and laid out to provide a combination of patio and lawn, offering a manageable outdoor space suitable for both families and entertaining.











































## About the Area

Taylor Avenue is located a short drive from both the centre of Leamington Spa (1 mile) and Warwick (3.3 miles) with their various shops, restaurants and famous parks.

There are a number of good local primary and secondary schools within close proximity of Taylor Avenue, with the Lillington (0.6 miles) and St Pauls CofE (0.7 miles) Primary Schools both within walking distance and North Leamington (1.3 miles) and Arnold Lodge (1.2 miles) nearby.

Lillington and nearby Leamington Spa and Warwick benefit from tremendous local and national transport links. Leamington Spa Train Station is 1.7 miles from Taylor Avenue and has a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes), while the motorway network is a short drive away (4.2 miles) with the M40 accessed via multiple junctions providing access to London and the wider West Midlands.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

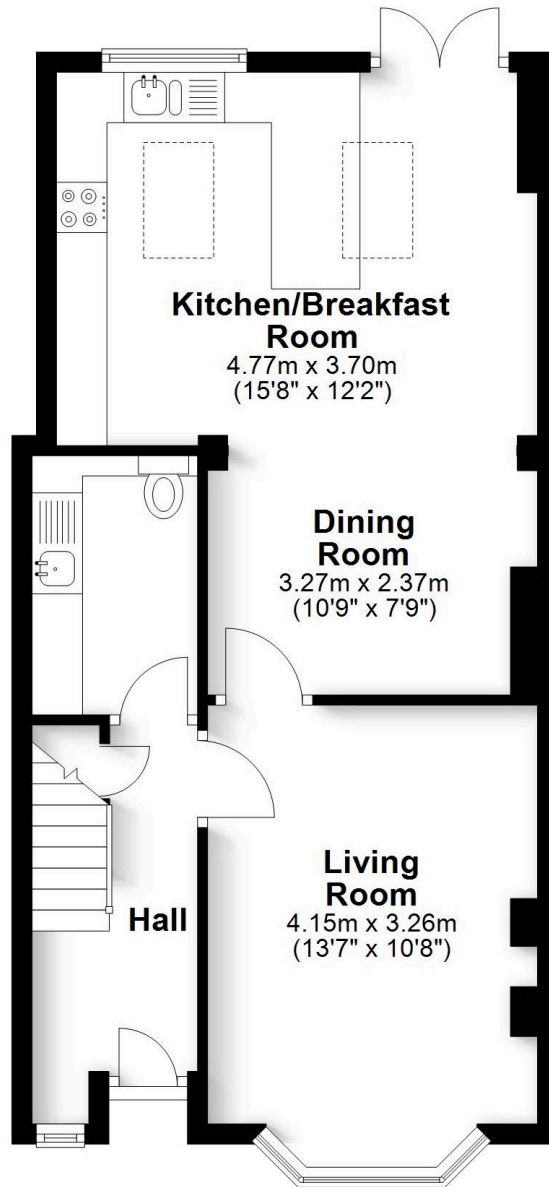






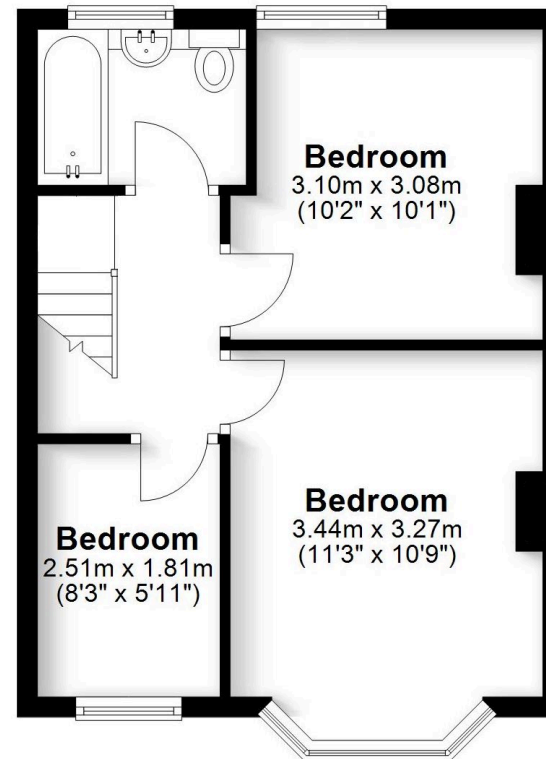
## Ground Floor

Approx. 50.9 sq. metres (548.4 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.1 sq. feet)

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









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