



Taylor Avenue, Leamington Spa
Offers Over £350,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is pleased to present to the market this beautifully maintained, mid-terraced, three bedroom family home situated in the sought after suburb of Lillington in North Leamington Spa.

Within easy reach of nearby schools, Newbold Comyn and the centre of town (1 mile), this wonderful family home offers versatile living accommodation extending to approximately 885 sq ft across two floors.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom June 25)

Mobile Coverage: Likely Coverage (Checked on Ofcom June 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold









The Finer Details

Upon entering Taylor Avenue, visitors are welcomed by a spacious and inviting entrance hallway that sets the tone for the rest of the property, with LVT flooring that runs throughout the ground floor. The hallway provides direct access to the ground floor living accommodation, a central staircase to the first floor, and benefits from practical fitted cupboards offering excellent storage solutions.

Located off the entrance hall, the open-plan living and dining rooms are beautifully bright, enhanced by a large front-facing bay window and rear French doors that open onto a sunny terrace and the garden beyond — perfect for entertaining or enjoying summer evenings. The layout encourages a seamless flow of natural light throughout the space, creating an airy and relaxed atmosphere, while a central gas effect fireplace provides a cosy feel.

Just off the sitting area lies a well-appointed galley kitchen, equipped with a range of integrated appliances including a dishwasher as well as a free-standing gas cooker. There is ample room for an American-style fridge freezer, and a rear-facing window frames attractive views over the garden, making the kitchen both functional and a pleasure to spend time in. The marble effect counter tops are perfect for keen cooks, while the current owners have optimised the space with fitted kitchen cabinetry.

Ascending the central staircase from the entrance hall, visitors are greeted by a spacious, carpeted landing that offers access to the home's well-proportioned first floor accommodation. The first floor comprises two generous double bedrooms, a comfortable single bedroom, and a neatly presented family shower room.

The master bedroom is positioned at the front of the property and benefits from large windows that flood the room with natural light. A full wall of fitted wardrobes with sleek sliding mirrored doors provides excellent storage and enhances the sense of space.

The second double bedroom enjoys a peaceful rear aspect with garden views and fitted storage, while the third bedroom, ideal as a nursery or home office, is situated at the front and comfortably accommodates a single bed.

The family shower room is fitted with a newly installed shower and enclosure, WC, and a washbasin. Additional storage is available in the attic, conveniently reached by a retractable ladder, providing ample storage.

Externally, there is a garden patio accessed via French doors in the sitting area, which borders a central lawn and mature, well presented flower beds and trees, providing a quiet and private place to retreat as well as the perfect spot to catch the evening sun. To the front of the property, the driveway provides useful off street parking for two vehicles and could accommodate EV charging if the future owners desired.

















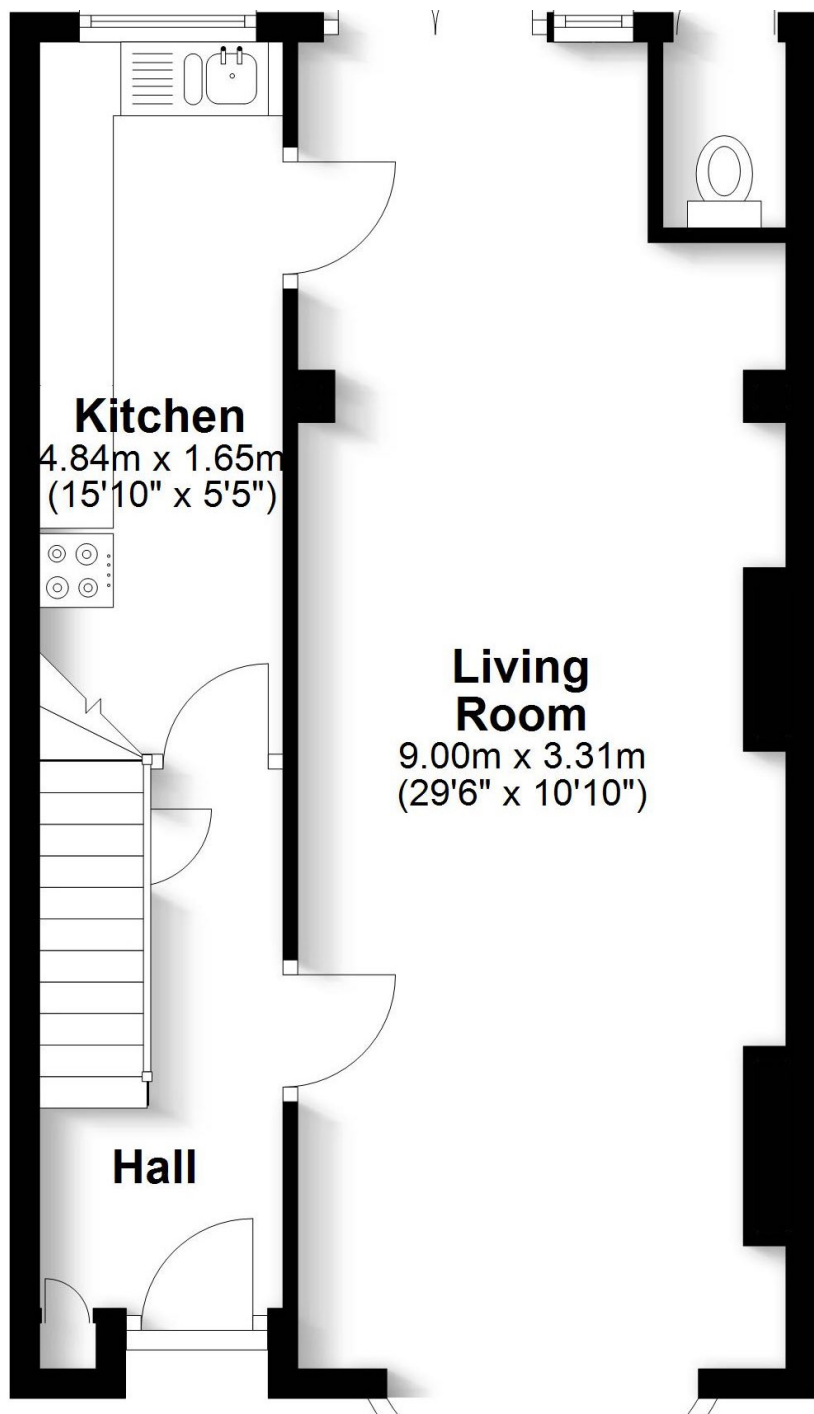
About the Area

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.

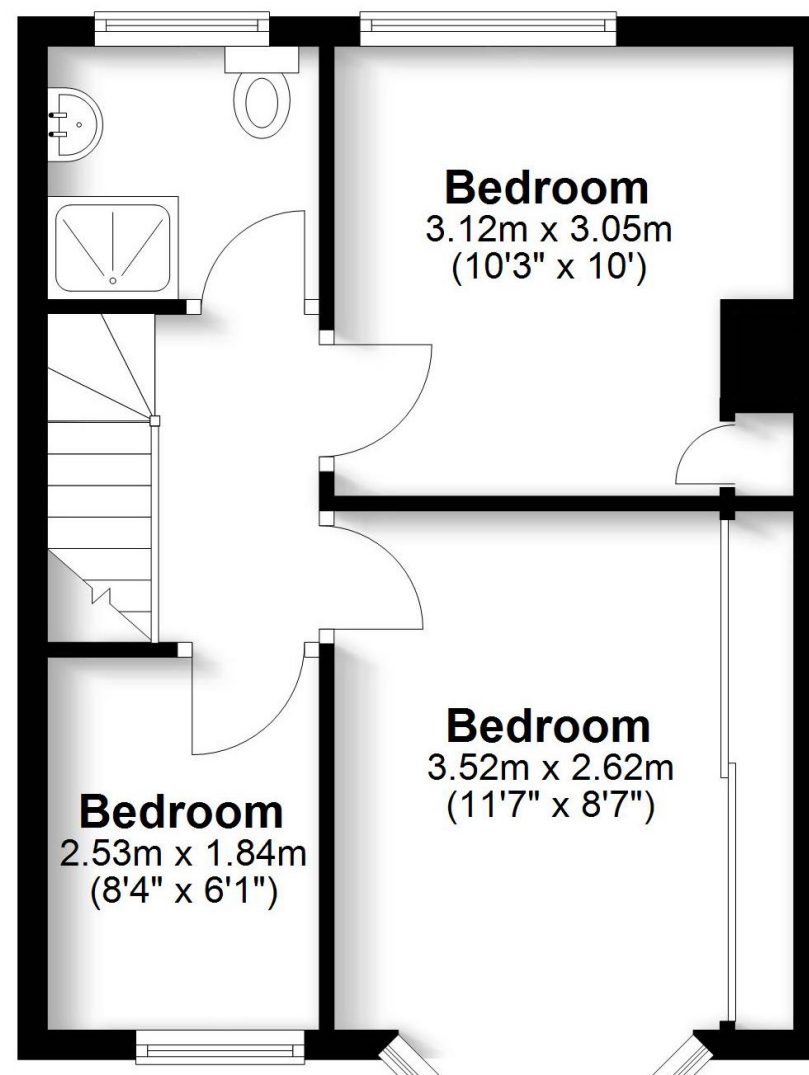
Lillington and nearby Leamington Spa and Warwick benefit from tremendous local and national transport links. Leamington Spa Train Station is 1.7 miles from Taylor Avenue and has a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes), while the motorway network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

core	Energy rating	Current	Potentia
2+	A		
1-91	B		83 B
9-80	C		
5-68	D	61 D	
9-54	E		
1-38	F		
-20	G		



First Floor

Approx. 34.0 sq. metres (366.3 sq. feet)







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