



40 Beaufort Avenue

Leamington Spa **CV32 7TB**

Offers Over £425,000

40 Beaufort Avenue

POTENTIAL TO EXTEND TO THE REAR & SIDE (STPP) – NO ONWARD CHAIN – LARGE REAR GARDEN
This spacious and well-presented 1950's semi-detached property is being offered on the open market for sale. The property is located in a very desirable and sought after quiet pocket of Beaufort Avenue just moments from Telford & North Leamington Schools and within a short drive to the town centre of Royal Leamington Spa.

Upon arrival you are greeted by a good-sized front garden with a driveway having parking for three vehicles minimum. The entrance hallway is spacious and welcoming with a storage cupboard. The property in brief comprises of a spacious lounge, separate dining room, conservatory with doors leading out to the rear garden, kitchen, pantry area and a garage.

To the first floor there are three good sized bedrooms, family bathroom and loft access. The loft has potential to be converted which could offer a further double bedroom (STPP).

To the rear the large family garden has a patio area and mainly laid to lawn. This is a great sized family home sitting in a favourable and sought after location. The property is being offered with no onward chain.

LOCATION

Beaufort Avenue is a popular and established residential location, ideally sited approximately 2½ miles to the north-east of the town centre within easy reach of an excellent range of local facilities and amenities including local shops on Rugby Road, highly regarded schools and a variety of recreational facilities. Previous sales experience of this location has proved it to be much sought after.

ENTRANCE HALLWAY

Having stairs rising to the first floor landing, radiator, storage cupboard with a double glazed frosted window to the front elevation and doors leading to the lounge and kitchen.

LOUNGE

4.60m x 3.64m (15'1" x 11'11")

A light and airy lounge which comprises of a feature fireplace, radiator, double glazed window to the front elevation, space for lounge furniture and sliding doors leading into the;

DINING ROOM

3.03m x 3.03m (9'11" x 9'11")

Having a radiator, space for dining room furniture, sliding patio doors leading into the conservatory and a door leading into the kitchen.

KITCHEN

3.65m x 2.84m (11'11" x 9'3")

Having worktop surfaces, cupboards, a sink unit, built-in fridge, part tiled walls, space for a cooker and a door leading in the pantry area.

CONSERVATORY

2.83m x 2.36m (9'3" x 7'8")

Having double glazed windows to the rear, space for furniture and a door leading into the rear garden.

PANTRY / UTILITY AREA

5.94m x 2.64m (19'5" x 8'7")

Having space and plumbing for a washing machine and separate dryer, cloakroom, access into the garage, double glazed window to the rear and a door leading out to the rear garden.

FIRST FLOOR LANDING

Having a double glazed frosted window to the side, doors leading to adjacent rooms and having loft access.

BEDROOM ONE

4.60m x 3.40m (15'1" x 11'1")

Having a radiator, double glazed windows to the front elevation, built-in wardrobe and space for bedroom furniture.

BEDROOM TWO

3.56m x 3.01m (11'8" x 9'10")

Having a radiator, double glazed windows to the rear elevation, built in wardrobe, an airing cupboard which houses the boiler and space for bedroom furniture.

BEDROOM THREE

3.01m x 2.53m (9'10" x 8'3")

Having a radiator, storage cupboard and a double glazed window to the front elevation.

Features

Popular Location

Potential To Extend (STPP)

Driveway Parking For Three

Front & Large Rear Garden

Garage

Three Spacious Bedrooms

No Onward Chain

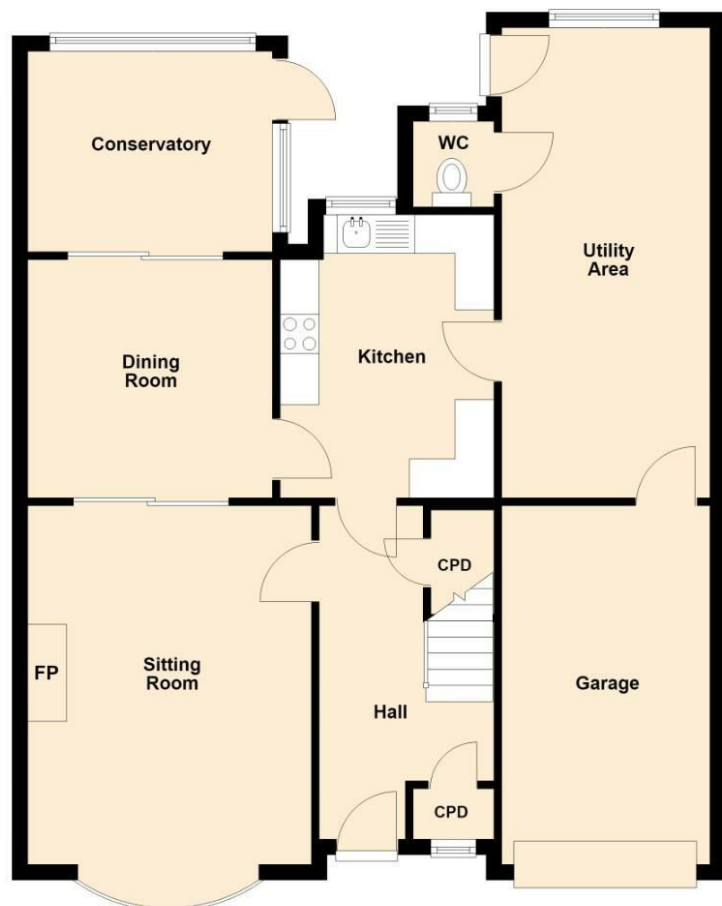
Close To Local School



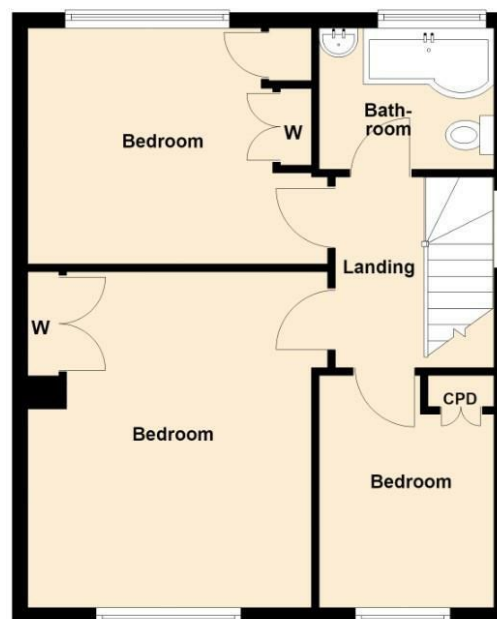


Floorplan

Ground Floor



First Floor



Total area: approx. 131.9 sq. metres (1419.4 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



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	69	75
EU Directive 2002/91/EC		

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