

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).

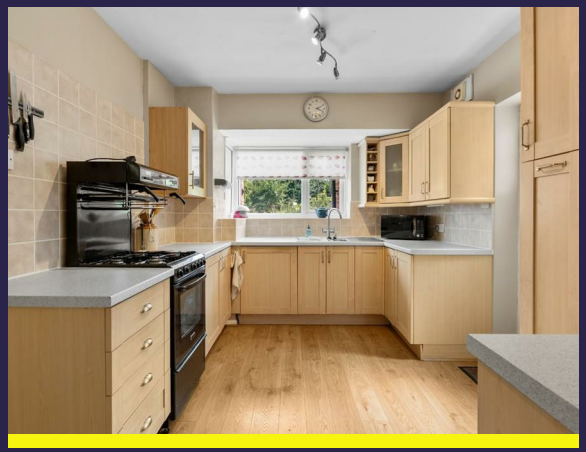
To the rear the large family garden has a patio area and mainly laid to lawn. This is a great sized family home sitting in a favourable and sought after location. The property is being offered with no onward chain.

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







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.

FAMILY BATHROOM
2.36m x 1.76m (7'8" x 5'9")
Having a low level W/C, bath with a shower above, sink unit, part tiled walls, radiator and a double glazed frosted window to the rear elevation.

LOFT
We have been informed that the loft is part boarded with lighting.

REAR GARDEN
Having a patio area, mainly laid to lawn, south-east facing and having a shed. The rear garden has great potential for an extension (STPP).

GARAGE
4.65m x 2.65m (15'3" x 8'8")
Having power and lighting.

PARKING
Off-road parking for three vehicles.

TENURE
Freehold.

DIRECTIONS
Postcode for sat-nav - CV32 7TB.



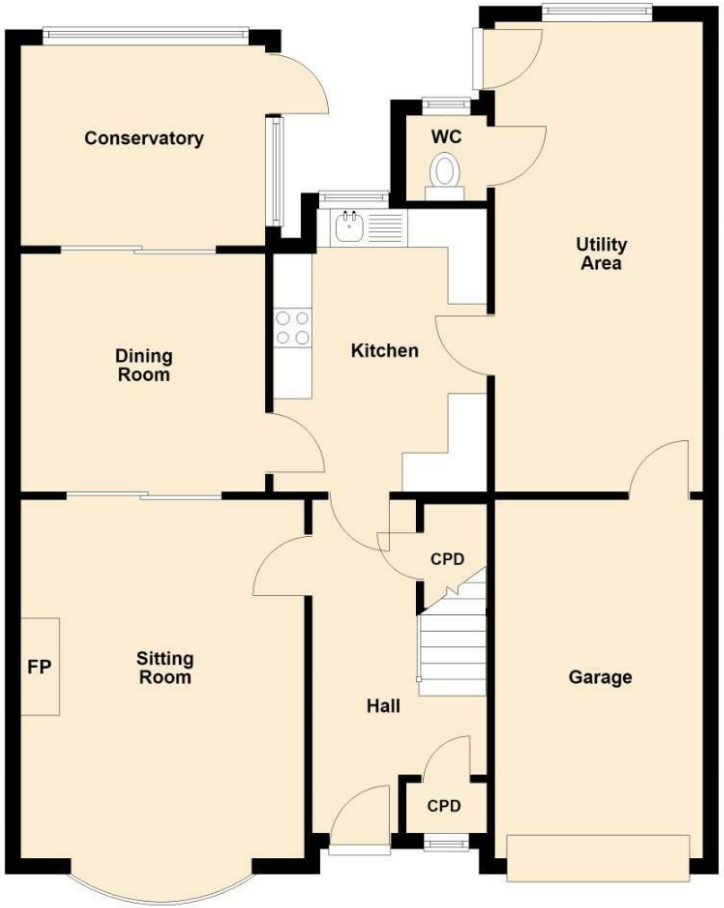




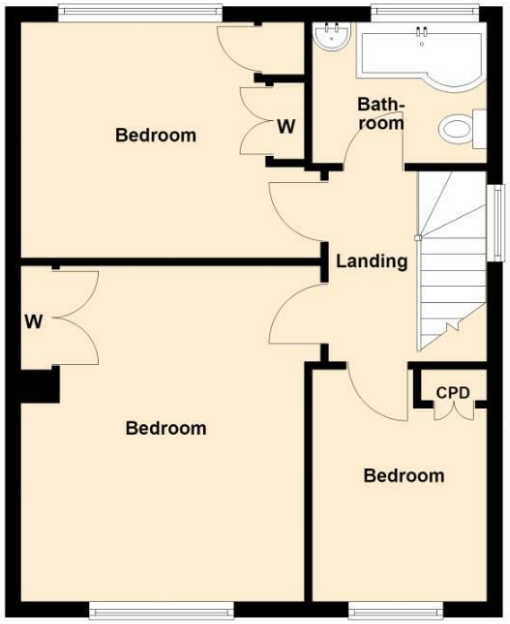


Floorplan

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.

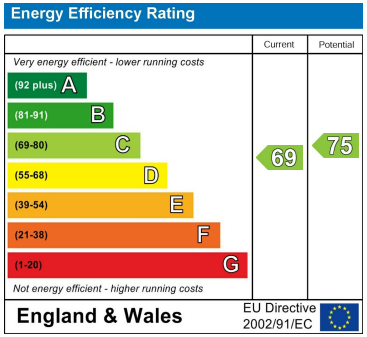
Services

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





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