

Peter Clarke



10 Beaufort Avenue, Leamington Spa, CV32 7TA

£359,950

A much improved and superbly presented three double bedroom family home located in a popular area near to Telford School.

Internally the property offers living room with dining room, extended kitchen diner with modern fitted appliances, downstairs cloakroom, three double bedrooms with a recently updated family sized bathroom. To the rear of the property there is an attractive and well kept garden mainly laid to lawn with well maintained borders offering a selection of trees and plants and being enclosed by timber fencing with a decking area whilst to the front there is hard standing driveway parking for numerous cars.



LEAMINGTON SPA

With its beautiful tree lined avenues and parks, has recently been voted one of the most desirable places to live in the UK. It has an excellent vibrant shopping centre with a fantastic array of restaurants and speciality shops together with cultural and recreational facilities. The town is conveniently placed for easy access to the M40 linking the main motorway network with the train station also providing quick and easy access to London.

ACCOMMODATION

The property is approached via driveway parking leading to a wooden front door with frosted windows opening into

HALLWAY with radiator, stairs rising to first floor, understairs storage and doors to

DOWNSTAIRS CLOAKROOM frosted double glazed window to front, low level wc, wash hand basin, tiled splash backs.

LIVING ROOM radiator, double glazed window to front, attractive period style fireplace, stone and granite hearth.

DINING ROOM with radiator, double glazed patio doors to rear garden.

KITCHEN/DINER a range of wall and base mounted wooden units with mottled effect work surfaces, space for dishwasher and washing machine, one and half sink and drainer with mixer tap attachment, grey tiled splash backs, four ring gas hob unit with extractor above, space for fridge, integrated oven, double glazed window overlooking rear garden and inset spots above, radiator.

Dining Area - offering double glazed patio doors to rear garden, radiator and a door through to integral garage.

Turning stairs leading to

FIRST FLOOR LANDING with double glazed frosted window to side, loft hatch, doors to

BATHROOM granite tiled flooring with panelled bath and mixer tap attachments, shower screen and Grohe stainless steel wall mounted shower attachments, part tiled walls, low level wc, wash hand basin, wall mounted towel rail, double glazed frosted window to rear, inset spot lights.

BEDROOM ONE radiator, double glazed window overlooking front of property.

BEDROOM TWO radiator, fitted wardrobes, double glazed window overlooking rear garden.

BEDROOM THREE radiator, fitted wardrobes, double glazed window overlooking front of property.



OUTSIDE

REAR GARDEN with timber fencing surround mainly being laid to well kept lawn with decking area ideal for entertaining and dining with attractive and well kept borders and a selection of shrubs and mature trees.

FRONT to the front of the property there is extensive driveway parking for numerous cars.

GARAGE with standard up and over door, power and light.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor that all main services are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in **Band D**

CURRENT ENERGY PERFORMANCE CERTIFICATE

RATING: TBC. A full copy of the EPC is available at the office if required.

DIRECTIONS: Leaving Leamington Spa on the Lillington Road the A445 go over two roundabouts turning right onto Telford Avenue, turn left onto Croft Street onto Stirling Avenue, then right onto Kelvin Road, then right onto Beaufort Avenue.

VIEWING: By Prior Appointment with the Selling Agents.



Awaiting Floor Plan

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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