



71 Taylor Avenue

Lillington, Leamington Spa CV32

7SA

01927 600500



# 71 Taylor Avenue

\*\*\*HIGHEST AND FINAL OFFERS BY THURSDAY 10th APRIL BY MID-DAY\*\*\* Being prominently positioned with a view along the length of Taylor Avenue towards Gresham Avenue, this 1930's double-bayed semi-detached house has been extended to afford enlarged and attractive family accommodation. To the ground floor, the rear of the house has been altered to create a combined dining and family space with part open plan access to the lengthened kitchen. On the first floor the original bathroom has been extended and re-fitted, now being of an excellent size and equipped with contemporary fittings. Externally there is ample parking to the front along with a garage to the side and generous rear garden that widens to its farthest point. Overall this is an ideal home for the young family within a particularly popular and established residential location.

## LOCATION

Taylor Avenue lies off Gresham Avenue, a little over one mile north-east of central Leamington Spa. Town centre facilities are easily accessible including Leamington's wide array of shops and independent retailers, parks, restaurants and artisan coffee shops. Closer at hand in Lillington there are well regarded schools along with local shopping facilities. There are good local road links available out of the town to neighbouring centres, along with links to the Midland motorway network whilst Leamington Spa railway station provides regular rail links to London, Birmingham and other destinations.

## ON THE GROUND FLOOR

### ARCHED RECESSED PORCH ENTRANCE

With replacement composite period style double glazed entrance door opening into:-

### ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, access to understairs storage, oak effect Amtico flooring and door to:-

### LOUNGE

3.35m x 3.63m (11'0" x 11'11")  
- into double glazed bay window.

Having period style fireplace with marble hearth, inner surround and fireplace recess, cupboard to one side of chimney breast, central heating radiator and double doors giving through access to:-

### FAMILY/DINING ROOM

5.84m x 3.30m max / 2.95m min (19'2" x 10'10" max / 9'8" min)  
Having oak effect Amtico flooring throughout, fitted book shelving and storage cupboards to either side of the chimney breast, Velux double glazed roof light, UPVC double glazed door giving external access from the family area to the rear garden, central heating radiator and open plan access to:-

### KITCHEN

4.29m x 1.83m (14'1" x 6'0")  
Being equipped with a comprehensive range of units in a white gloss finish having stainless steel rod style door furniture and comprising base cupboards, drawers and coordinating wall cabinets roll edged granite effect worktops with tiled splashbacks, inset four burner stainless steel hob with filter hood over and fitted electric oven below, integrated slimline dishwasher, space and plumbing for washing machine, under unit lighting to the wall cabinets, Amtico flooring, ceiling downlighters and UPVC double glazed window.

## ON THE FIRST FLOOR

## LANDING

With UPVC double glazed window to side elevation, access trap to the roof space and doors to:-

### BEDROOM ONE (FRONT)

3.28m x 4.09m (10'9" x 13'5")  
- into UPVC double glazed bay window.  
With central heating radiator.

### BEDROOM TWO (REAR)

3.28m x 3.05m (10'9" x 10'0")  
With UPVC double glazed window and central heating radiator.

### BEDROOM THREE (FRONT)

2.49m x 1.80m (8'2" x 5'11")  
With UPVC double glazed window and central heating radiator.

### EXTENDED RE-FITTED BATHROOM

3.56m x 1.80m (11'8" x 5'11")  
A spacious bathroom with contemporary white fittings comprising a panelled bath with mixer tap, fitted shower attachment and glazed shower screen being complimented by splash-boarding surrounding. Low level WC, wash hand basin with mixer tap and integrated storage cupboard below, coordinating floor-to-ceiling storage cupboard together with contemporary towel warmer/radiator, obscure UPVC double glazed window and Victorian style flooring.

## Features

1930's Double-Bayed Semi-Detached House

Popular Lillington Location

Extended Accommodation

Lounge

Open Plan Family/Dining Room

Extended Kitchen

Three Bedrooms

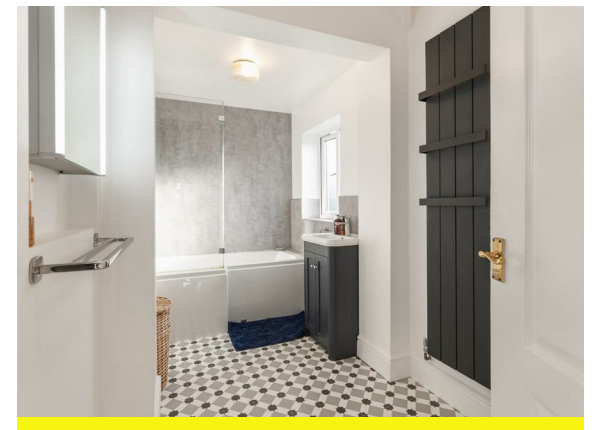
Extended Re-fitted Bathroom

Ample Parking to Front

Garage and Generous Rear Garden





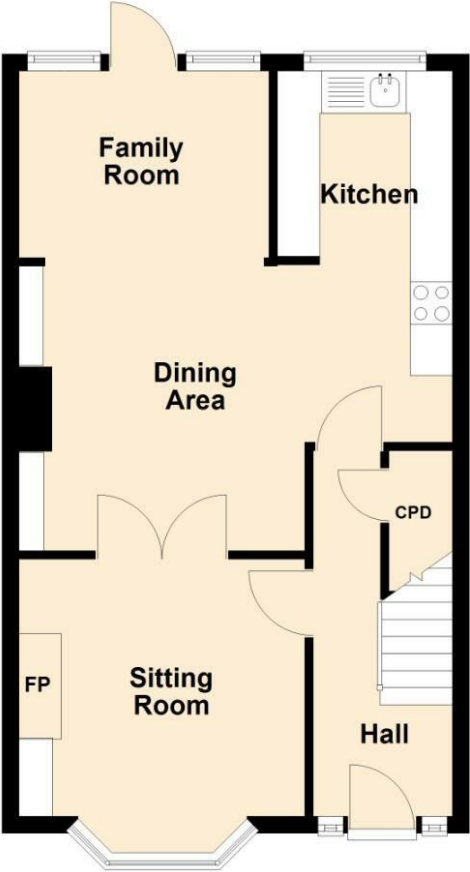




Floorplan

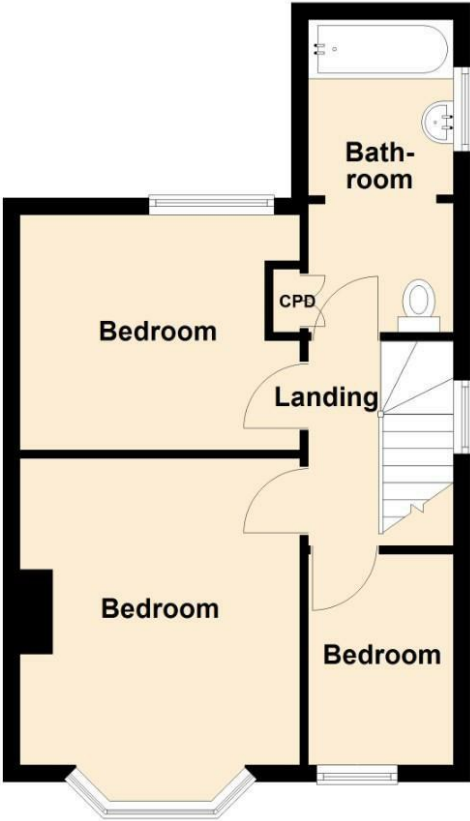
Ground Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 83.2 sq. metres (895.5 sq. feet)

General Information

Tenure  
Freehold

Fixtures & Fittings

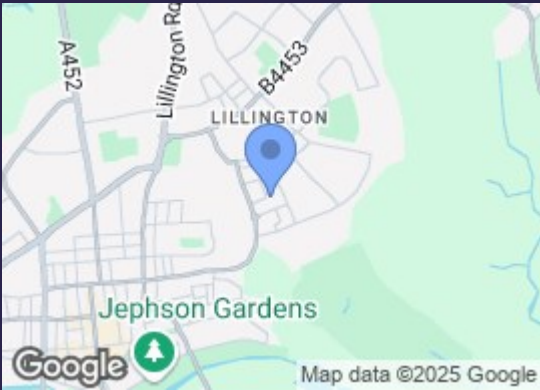
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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