



71 Taylor Avenue
Lillington, Leamington Spa CV32
7SA

£ 450,000

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

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



OUTSIDE

FRONT

The foregarden is fully concreted providing off-road parking space for approximately three vehicles. A gives foot access from the side of the property to the rear garden.

GARAGE

Being positioned at the side of the property and being of sectional construction with replacement up and over door fronting.

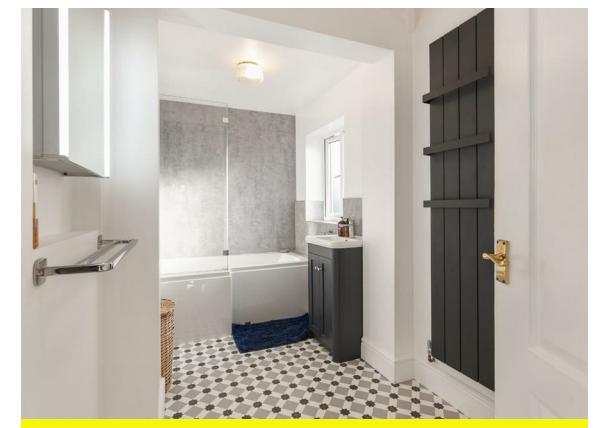
REAR GARDEN

A fan-shaped rear garden being of particularly good size which widens to the far end and featuring a combination of lawn and paved patio areas with timber pergola and two timber garden sheds. The garden is screened and distanced from houses at the rear by a number of mature trees giving it a good degree of privacy.

DIRECTIONS

Postcode for sat-nav - CV32 7SA.

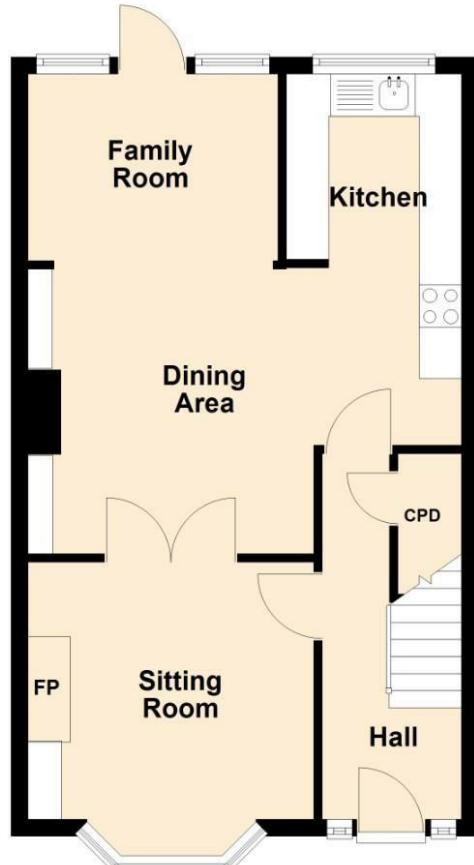




Floorplan

Ground Floor

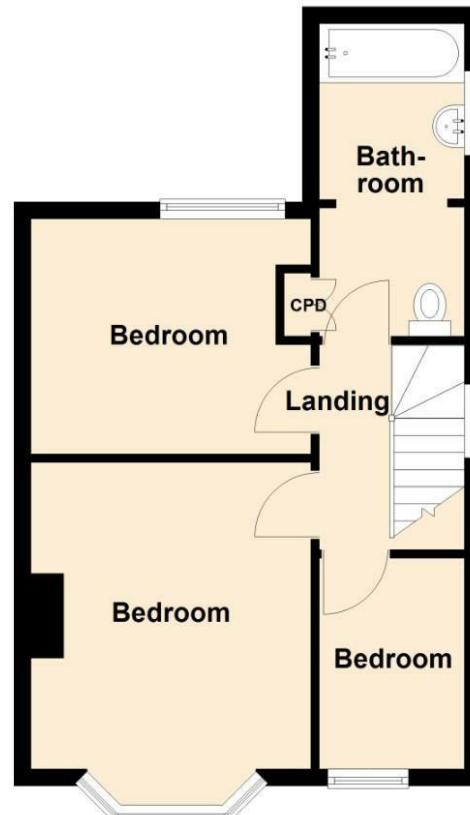
Approx. 45.5 sq. metres (490.2 sq. feet)



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

First Floor

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



General Information

Tenure

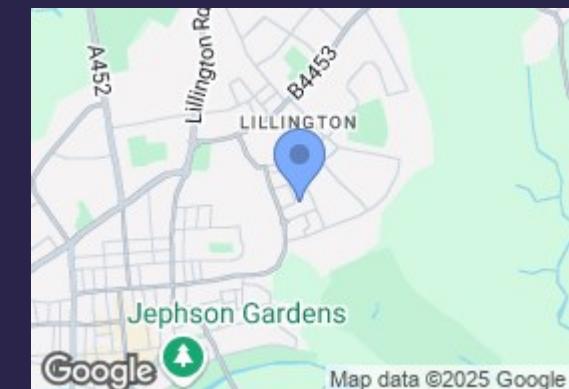
Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Contact us

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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	