



26 Gresham Avenue

Leamington Spa **CV32 7RA**

Offers Over £300,000

26 Gresham Avenue

Lillington

This extended 1930's double bay fronted semi-detached property is located in the ever popular north Leamington Spa pocket of Lillington giving easy access to local amenities and just a short drive from the town centre itself. This property has benefitted with a double storey side extension adding extra floor space to both levels. Upon entry the entrance hallway gives way to a well proportioned through living / dining room, a home office or playroom and a breakfast kitchen. The first floor split level landing has a loft hatch. To the right, gives way to a third bedroom / home office and a cloakroom. To the left there are two larger than normal double bedrooms and a bathroom. Externally the property benefits with a driveway to the front with space for two vehicles. The rear garden is a great size with mature borders and trees, paving and lawns and access to a double garage with electrics and lighting. The property is offered with no onward chain.

LOCATION

Gresham Avenue lies approximately 1½ miles north-east of central Leamington Spa being within easy reach of the full range of town centre amenities. Local facilities in nearby Lillington are also easily accessible, as are local road links to routes out of the town including those to neighbouring centres and the Midland motorway network. Leamington Spa railway station provides regular commuter rail links to numerous local destinations.

GROUND FLOOR

Storm Porch

1.67m x 0.93m (5'5" x 3'0")
With tiled flooring and access to the main front door.

Entrance Hallway

3.48m x 1.69m (11'5" x 5'6")
An open and welcoming hallway with laminate timber flooring and stairs rising to the first floor and storage beneath. Doors lead off to:-

Through Living / Dining Room

7.17m x 3.34m (23'6" x 10'11")
A bright, airy and well proportioned dual aspect reception room with bay

window to the front and patio doors to the rear.

Study / Playroom

3.82m x 2.16m (12'6" x 7'1")
Located in the side extension, this useful extra room could be used as a home office or playroom or simply a relaxing area.

Kitchen

2.78m x 2.29m (9'1" x 7'6")
With an array of timber wall and base units with complementary work surfaces and tiled splash backs. There are spaces for all appliances and a doorway leads to the side of the property into the garden.

FIRST FLOOR

Landing

3.01m x 2.25m (9'10" x 7'4")
With loft access point and split level landing leading to the left and right.

Bedroom One

4.10m x 4.12m (13'5" x 13'6")
A great sized double bedroom with an array of fitted wardrobes, bay window and further double glazed window due to the alter in configuration of the first floor.

Bedroom Two

2.98m x 2.83m (9'9" x 9'3")
A further double bedroom with fitted wardrobes and charming views over the rear garden.

Bathroom

1.82m x 1.54m (5'11" x 5'0")
With laminate flooring and tiled walls. There is bath with shower over and wash hand basin.

WC

1.45m x 0.87m (4'9" x 2'10")
The WC is separate to the main bathroom fitted cleverly within the side extension. Having a low level flush WC and wash hand basin.

Bedroom Three

3.79m x 2.18m (12'5" x 7'1")
Currently set up as a working home office with built in shelving, cupboards and work station but could be transformed into bedroom three.

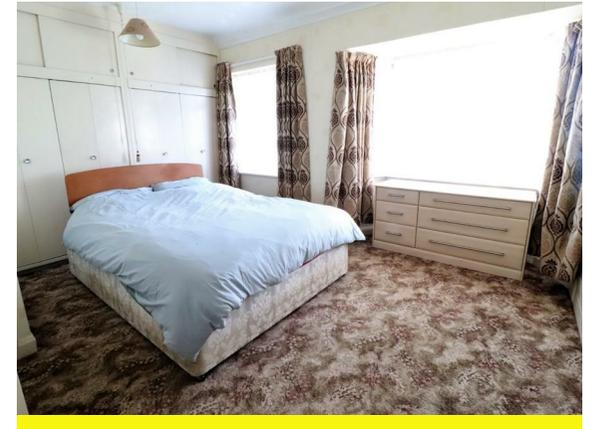
OUTSIDE

To the front of the property there is a substantial driveway with mature borders, lawns and access to the side of the property. The rear garden is a great size and has a tiered paved patio with access to an outside Wc with

Features

- Extended Semi Detached Property
- Popular North Leamington Location
- Extended Ground Floor
- Driveway and Double Garage
- Through Living Dining Room
- Three Bedrooms
- Large Rear Garden
- Convenient Position
- No Onward Chain





Floorplan

Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 94.7 sq. metres (1019.5 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

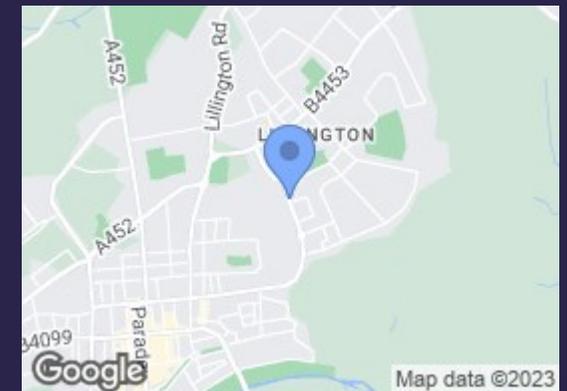
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services 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 C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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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