

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Cashmore Avenue  
Leamington Spa, CV31 3EU

**Offers Over £285,000**

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# Cashmore Avenue

Leamington Spa, CV31 3EU

**\*\*\*NO ONWARD CHAIN - IDEAL FOR FIRST TIME BUYERS OR INVESTORS\*\*\***

This appealing and deceptively spacious mid terraced property is situated in a convenient location, within walking distance of the town centre and the railway station. The property could be extended to the rear (STPP).

The property offers well presented accommodation ideally suited to a young family that comprises - Entrance hall, living room, separate dining room and fitted kitchen.

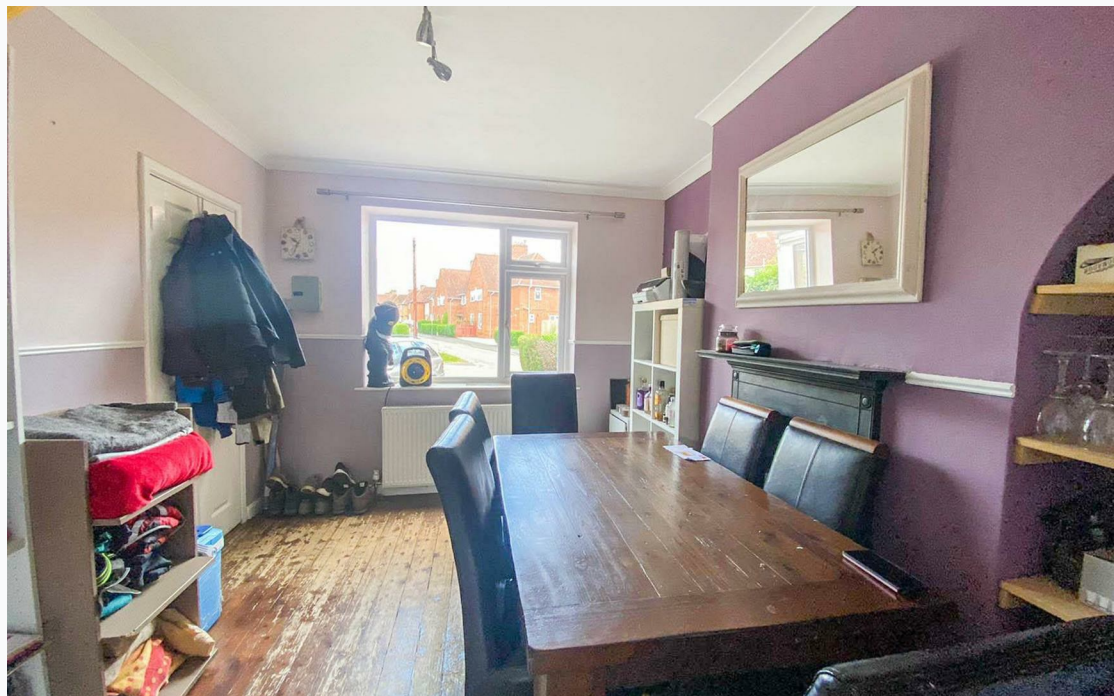
To the first floor there are three good sized bedrooms and a family bathroom.

Outside there is a fore garden and to the rear a good sized predominantly south facing garden with graveled patio area and being mainly laid to lawn.

The property could be used as a student accommodation where the landlord could let out four rooms subject to having a valid HMO license.

Please call the office for more information.

If you're looking to sell your property please contact us here for a FREE Market Appraisal <https://valuation.loveitts.co.uk/home/835-loveitts>





- Ideal For First Time Buyers or Investors
- Three Good Sized Bedrooms
- Potential To Extend (STPP)
- Living Room And Dining Room
- Good Sized Rear Garden
- Close To The Town Centre & Train Station
- Great Location
- No Onward Chain
- Close To Bus Routes
- EPC Rating D & Council Tax Banding B

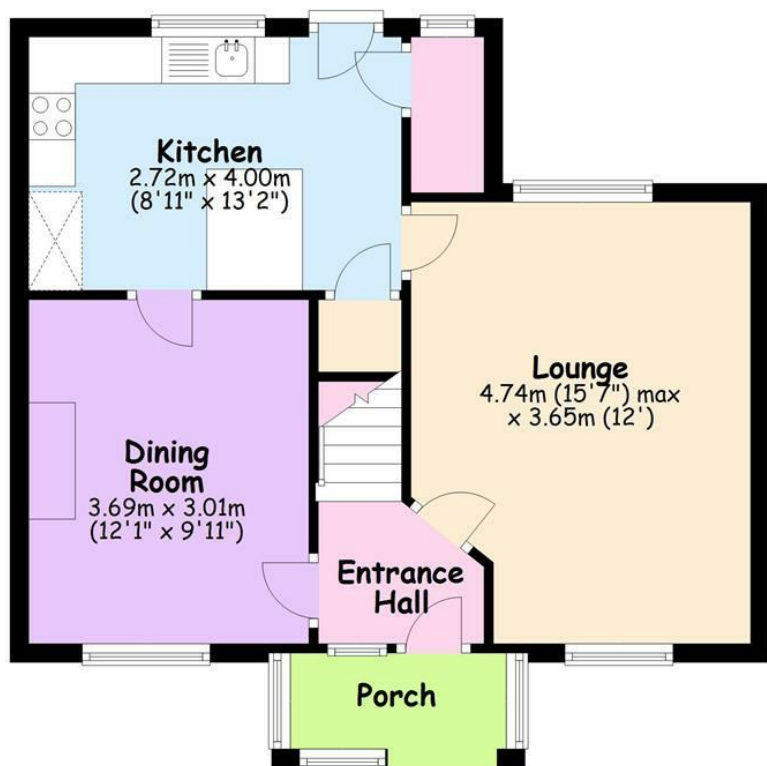


# Floor Plan

# Area Map

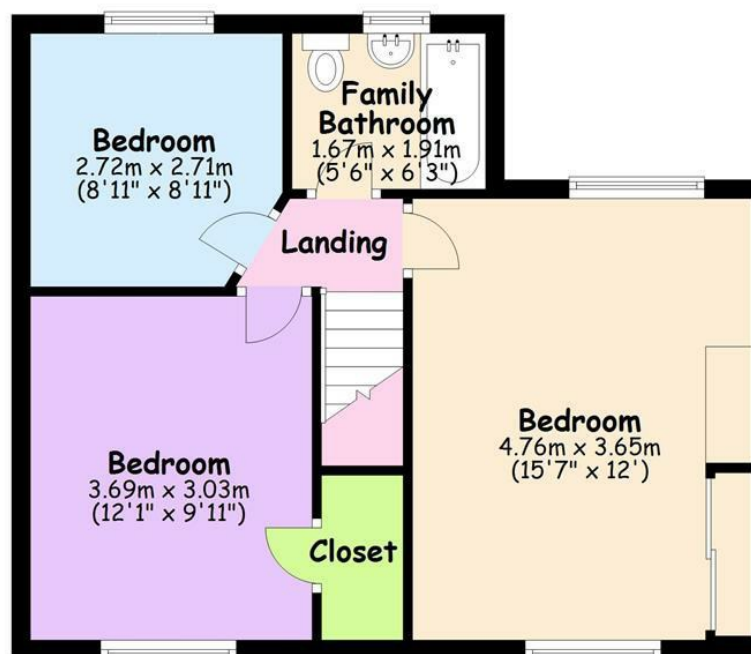
## Ground Floor

Approx. 48.1 sq. metres (517.6 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 93.3 sq. metres (1004.3 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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