

91 Parklands Avenue

Leamington Spa CV32 7BP

Price Guide £315,000

91 Parklands Avenue

A beautifully presented and well maintained family home which has been improved and provides ample living accommodation. The property in brief comprises of an entrance hallway/dining room, lounge to the rear elevation, kitchen, three bedrooms, separate W/C, family bathroom and loft access for storage.

Externally there is a front and rear garden, parking and a garage. The agents consider internal inspection to be highly recommended. Call us today for more information or to book in an internal viewing.

Features

- Three Bedroom Semi Detached Family Home
- Gas Centrally Heated And Fully Double Glazed
- Fantastic Location In North Leamington.
- An Ideal First Home
- Integral Garage
- Potential To Extend (STPP)







LOCATION

Parklands Avenue forms part of a popular and convenient residential location around 1.5 miles north-east of central Leamington Spa. Within Lillington itself there are a comprehensive range of local facilities and amenities including local shops and well regarded schools, there also being easy access available to the town centre and its wide array of shops and independent retailers, bars, restaurants and parks. Additionally, there are good local road links available including those to neighbouring towns and centres and the Midland motorway network, with Leamington Spa railway providing regular commuter rail links to numerous destinations, notably Birmingham and London.

ENTRANCE HALLWAY / DINING ROOM

4.40m x 3.11m (14'5" x 10'2")
This spacious area is currently being fully utilised as both a bright and welcoming space to receive guests as well as a pleasant dining space. The dual nature of the room highlights how flexible a property such as this can be. In brief this area has stairs rising to the first floor, radiator, under stairs storage below and a double glazed window to the front elevation.

LOUNGE

4.62m x 3.32m (15'1" x 10'10")
A large and bright room with plenty of space for the usual bulky occasional furniture like multiple sofas, TV stand an arm chairs. There is a radiator and double glazed windows to the rear elevation.

KITCHEN

3.64m x 2.21m (11'11" x 7'3")
A beautifully present kitchen which comprises of work top surfaces, cupboards, a sink unit which over looks the rear garden, built in four ring induction hob with an extractor fan above, oven, space for a washing machine and fridge freezer and a wall mounted combination boiler. Also having the added benefit of a radiator and a door leading out to the side elevation.

FIRST FLOOR LANDING

Having access to adjacent rooms, a double glazed frosted window to the side elevation, airing cupboard for storage and loft access.

BEDROOM ONE

4.37m x 3.34m (14'4" x 10'11")
To the front of the property, well-lit with natural light from the large windows and benefitting from more than enough space for a double bed and other occasional furniture. There are considerable built in wardrobes complimenting the room and a radiator.

BEDROOM TWO

3.81m x 3.10m (12'5" x 10'2")
Another considerable double bedroom, with a double glazed window over looking the rear garden and with a radiator.

BEDROOM THREE

3.31m x 2.27m (10'10" x 7'5")
Having a double glazed window to the front elevation, radiator, a large storage cupboard and space for bedroom furniture.

SEPERATE W/C

1.54m x 0.85m (5'0" x 2'9")
Having a low level W/c, sink unit with a splash back area, heated towel rail and a double glazed frosted window to the side elevation.

BATHROOM

2.44m x 1.86m (8'0" x 6'1")
Having a low level W/C. sink with storage below, bath, heated towel rail and a double glazed frosted window to the rear elevation.

LOFT

Having a pull down ladder, being part boarded and having lighting.

REAR GARDEN

Laid mostly to lawn and with a paved patio area, a pleasant garden to be enjoyed all year round. There is potential to extend to the rear (subject to planning permission - STPP).

GARAGE

4.93m x 2.62m (16'2" x 8'7")
With up and over door, electricity and lighting. Perfect for storage or conversion into a useable internal room (STPP).

PARKING / FRONT

Having a lawn are and off road parking.

TENURE

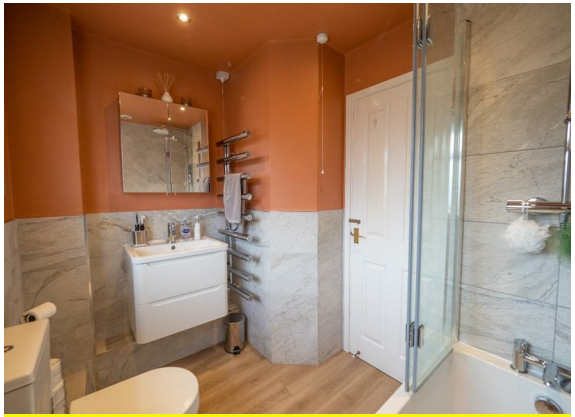
Freehold.

DIRECTIONS

Postcode for sat-nav - CV32 7BP.
What Three Words - offer.pulled.join









Floorplan



General Information

Tenure

Freehold

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.

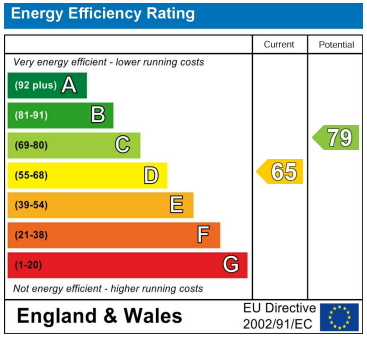
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council





Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa, Warwickshire, CV32 4LY

wiglesworth.com