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16, Gresham Avenue, Leamington Spa

A stylishly extended throughout, updated three - bedroom 1930s mid-terrace property. Conveniently situated in this popular North Leamington location with good sized garden and garage to rear.

Gresham Avenue

Has consistently proved to be a popular location, situated conveniently just North East of the town centre, and offers predominantly attractive 1930's bay fronted semi and terraced properties, which prove ever popular with a variety of buyers. This particular property has been updated and offers a well thought through interior.

Offering bright and spacious accommodation, the property combines traditional 1930s character with a contemporary extended kitchen/dining space, three bedrooms, a stylish family bathroom, ground-floor WC and generous rear garden. Further benefits include a private driveway, detached garage and convenient rear vehicular access.

The standout feature is the impressive extended kitchen/dining room, designed as a sociable family space with a central island, integrated appliances, French doors opening onto the garden and underfloor heating.

Features include:

Features include: Recess porch, entrance hallway, large sitting room, refitted and extended open plan dining/kitchen with central island with breakfast seating, underfloor heating, integrated hob, oven and microwave, dishwasher, slimline drinks fridge. Ground floor WC. First floor landing, three bedrooms and contemporary white refitted bathroom with underfloor heating. UPVC double glazing, gas radiator heating. Brick block paved driveway. Generous decked and lawned rear garden with detached rear garage and rear vehicular access.

Recessed Porch
With upvc obscure double glazed entrance door, giving access to entrance hallway.

Entrance Hallway
With staircase rising to first floor landing. Upvc double glazed obscure window to front elevation, radiator, tiled floor. Useful understairs storage with pull-out shoe storage. Glazed and oak balustrade leading to the first floor. Door to useful understairs...

Ground Floor WC
Fitted with a white low level WC, wash hand basin with mono-mixer set into shallow vanity cupboard, downlighter points and extractor, tiled floor and partially tiled walls.

Living Room
10'3" x 18' into bay (3.12m x 5.49m into bay)
With upvc multi paned double glazed window to front elevation, coved cornicing, double radiator, laminate flooring.

Dining/Kitchen
15'6" max reducing to 14'3" x 12'8" (4.72m max reducing to 4.34m x 3.86m)
Being fitted with a range of cream high gloss fronted wall and base units, with wood block look working surface, stainless steel sink drainer unit with mixer tap, splashback tiling, inset four point Beko electric hob with stainless and glazed filter hood over, oven and microwave to the side, space and plumbing for washing machine, integrated Beko dishwasher. Central island breakfast bar with slimline drinks fridge providing additional seating space. Downlighter points to ceiling extend through to dining area with contemporary column style radiator. Upvc double glazed French doors to deck and further window to side. Tiled floor with electric underfloor heating.

First Floor Landing
Hatch to roof space, laminate flooring.

Bedroom One (Front)
8'9" x 13'6" into bay (2.67m x 4.11m into bay)
With upvc double glazed bay window to front elevation, contemporary style radiator, coved cornicing, and laminate flooring.

Bedroom Two (Rear)
7'7" expanding to 10'1" into d'way x 10' (2.31m expanding to 3.07m into d'way x 3.05m)
With upvc double glazed window to rear elevation and contemporary style radiator, coved cornicing, laminate flooring.

Bedroom Three (Front)
7'1" x 8' (2.16m x 2.44m)
With upvc double glazed window to front elevation, radiator, coved cornicing, laminate flooring.

Bathroom
Refitted with contemporary white suite to comprise; low level WC with concealed system, shower bath with wall mounted shower and controls, and additional rainwater style shower head with glazed enclosure. Contemporary wash hand basin with mono-mixer set onto vanity storage, downlighter points to ceiling, chrome radiator towel rail, tiled walls to splashback areas and tiled floor with upvc obscure double glazed window to rear elevation, downlighter points to ceiling, Xpelair extractor, electric under floor heating.

Outside (Front)
To the front of the property is a brick block paved driveway leading to the entrance door.

Outside (Rear)
To the rear is a good sized predominantly lawned rear garden with broad timber deck providing a seating area to the rear of the house. Surrounded in the main by timber fencing, personal gate to rear vehicular access.

Detached Garage
10' x 17'7" (3.05m x 5.36m)
Being pre-fabricated with up-and-over door, personal door to rear and window.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

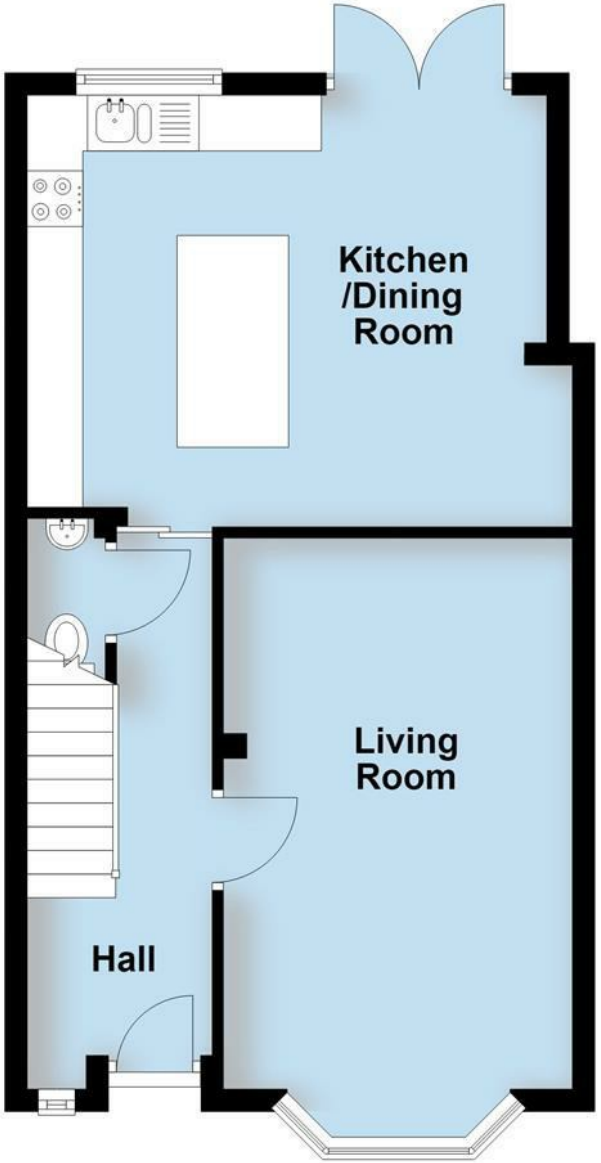
Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Council Tax Band C.

Location
CV32 7RA

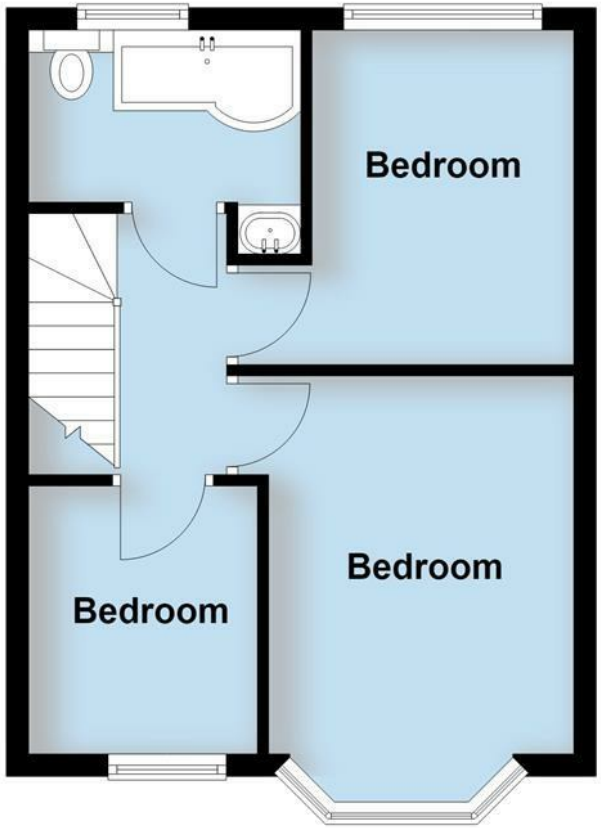
Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 74.9 sq. metres (806.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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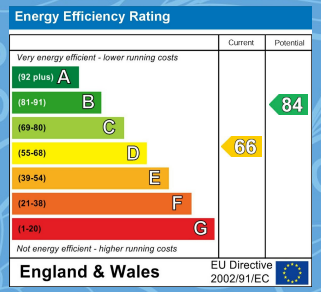

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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