



Your Property - Our Business



12, Binswood Avenue, Leamington Spa

Offers Over  
£1,000,000



A truly outstanding opportunity to acquire a semi-detached period villa of substantial proportions, retaining much of its original character within its five bedrooomed accommodation, with scope for modernisation and improvement in this highly regarded north Leamington Spa location.

#### Binswood Avenue

Is a highly regarded north Leamington Spa location comprising many fine period dwellings, this attractive tree lined cul-de-sac being conveniently sited a short walk from the town centre and surrounded by an excellent range of facilities and amenities including shops, schools for all grades including renowned private schools, and a variety of recreational facilities. This particular

location has consistently proved to be one of Leamington Spa's most sought after.

ehB Residential are pleased to offer 12 Binswood Avenue which is an outstanding and rare opportunity to acquire a substantial semi-detached period dwelling, providing five bedrooomed accommodation arranged over three floors with additional cellarage, pleasantly situated towards the head of the charming tree lined cul-de-sac. The property has been well maintained to retain an exceptional level of originality throughout the property however it does provide considerable scope for modernisation. The agents consider this particular property to be a truly outstanding opportunity with inspection being essential for its



character, potential and level of accommodation to be fully appreciated.

In detail the accommodation comprises;

#### Ground Floor Recessed Porch

With timber and glazed panelled entrance door leads to the

#### Spacious Reception Hall

With double radiator, coving to ceiling, picture rail, original staircase with turned balustrade off, leads to the

#### Lounge

18'6" x 14'9" (5.64m x 4.50m)

With period style cast iron fireplace with tiled insert and mantle and



gas real flame effect fire and connection, tiled hearth, bay window, sash window, coving to ceiling, picture rail, three double radiators, TV point. Connecting doors leading to the

#### Dining Room

16'4" x 13'3" (4.98m x 4.04m)

With cast iron period fireplace with tiled hearth, two double radiators, coving to ceiling, picture rail, twin French doors to rear garden.

#### Inner Hall

With radiator, timber and glazed panelled door to rear garden.

#### Cloakroom/WC/Utility

With rolled edge work surface, stainless steel sink unit with mixer tap, tiled floor, three quarter tiled walls, radiator, low flush WC, period style fireplace with timber mantle, sash window.

#### Fitted Kitchen

11'3" x 8'10" (3.43m x 2.69m)

With range of base cupboard and drawer units with complementary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, single drainer stainless steel sink unit, downlighters, tiled floor.



#### Garden Room

11'4" x 11' (3.45m x 3.35m)

With tiled floor, double radiator, panelled pitched ceiling, boiler cupboard containing gas fired central heating boiler.

The inner hall also gives access to the

#### Basement

#### Small Chamber

14'10" x 18' (4.52m x 5.49m)

With electric light and power point, windows to two aspects, walk in store.

#### Stairs and Mezzanine Landing

Give access to



#### Bedroom

11'3" x 9' (3.43m x 2.74m)

With built in wardrobe, radiator, sash window, accessed via...

#### Interconnecting Study/Bedroom/Dressing Room

10'9" x 11' (3.28m x 3.35m)

With double radiator, double built in wardrobe, sash window.

#### Bathroom

Being half tiled with panelled bath, mixer tap shower attachment, pedestal basin, radiator and downlighters.

#### Separate WC

With low flush WC.

Further staircase and first floor landing leads to

#### Bedroom

16' x 13'4" (4.88m x 4.06m)

With two radiators, coving to ceiling, picture rail, sash window.

#### Bedroom

16'6" x 13' (5.03m x 3.96m)

With period style cast iron fireplace and mantle, sash window, coving to ceiling, picture rail, two double built in wardrobes, hanging rail, shelves.

#### En-Suite Shower Room/WC

11'6" x 6'4" (3.51m x 1.93m)

With tiled shower cubicle, electric shower unit, pedestal basin, low flush WC, tongue and groove panelling to dado height, double



radiator, coving to ceiling, picture rail and connecting door to landing.

#### Stairs and Second Floor Landing

With turned balustrade.

#### Bedroom

13'4" x 9' (4.06m x 2.74m)

With cast iron fireplace.

#### Bedroom

13'6" x 9'4" (4.11m x 2.84m)

With cast iron fireplace, polished wood floor, sash window and lobby incorporating lagged cylinder with immersion heater gives access to substantial storage facility within the eaves.



#### Outside

The property is pleasantly situated towards the head of the cul-de-sac portion of Binswood Avenue with established front garden. Pedestrian side access, leads to the south facing walled rear garden principally laid to lawn with established flower borders and private patio area, concealed by established foliage with timber garden shed.

#### 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 G

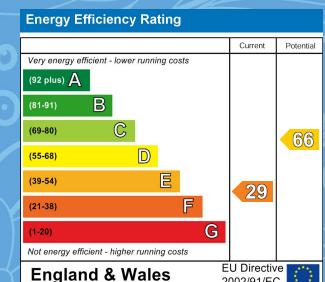
#### Location

The property can be approached by proceeding north from the office via Clarendon Place, turning right into Clarendon Avenue, left into Kenilworth Road, turning left into Binswood Avenue where upon the property will be found situated on the left hand side.

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