

ehB
RESIDENTIAL

Your Property - Our Business



63, Beaufort Avenue, Leamington Spa



A well-maintained, traditionally styled semi-detached family residence, providing gas centrally heated, three-bedroomed accommodation, featuring a conservatory extension, in a highly regarded North East Leamington Spa location.

Beaufort Avenue

Is a much sought-after North East Leamington Spa location, ideally sited approximately two miles from the town centre, close to a good range of local facilities and amenities, including local shops, well-regarded schools for all grades, and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 63 Beaufort Avenue, which is an opportunity to acquire a well-maintained, traditionally styled semi-detached family residence, providing spacious, gas centrally heated, three-bedroomed accommodation. It also includes upvc framed sealed unit double glazing and features a good-sized conservatory extension of note. The property also includes a well-fitted kitchen and bathroom, and there is a good-sized garden. The property has been well maintained by the present owners to a good standard throughout. The agents consider an internal inspection to be highly

recommended.

In detail, the accommodation comprises:-

Ground Floor Entrance Hall

With staircase off, balustrade, radiator, understairs cupboard, tiled effect flooring, composite glazed panelled entrance door with oak panelled doors leading off.

Lounge

14'6" x 12' (4.42m x 3.66m)

With bay window, oak flooring, fireplace feature with





timber lintel, stone hearth and wood burner, coving to ceiling, radiator, TV point, sliding timber panelled doors lead to the...

Dining Room

11' x 10'3" (3.35m x 3.12m)

With oak flooring, coving to ceiling, radiator, and patio doors to...

Conservatory

8'6" x 12'9" (2.59m x 3.89m)

Being upvc framed sealed unit double glazed, with radiator, tiled floor and twin French doors to rear garden.

Fitted Kitchen

13'9" x 10' (4.19m x 3.05m)

With extensive range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer taps, high level cupboards, plumbing for automatic dishwasher, built-in four ring hob unit with extractor hood over, built-in microwave and oven, three quarter height unit, tiled floor, understairs pantry cupboard, radiator.

Stairs and Landing

With side window, access to roof space.

Bedroom

12' x 9'10" plus w'robes (3.66m x 3.00m plus w'robes)

With radiator, and full length range of wardrobes comprising three double and one single wardrobe with hanging rail and shelves.

Bedroom Two

12'3" x 10'7" (3.73m x 3.23m)

With radiator.



Bedroom Three

9' x 8'4" (2.74m x 2.54m)

With two double built-in wardrobes with hanging rails, cupboards over.

Fitted Bathroom/WC

8' x 7'3" (2.44m x 2.21m)

With white suite comprising panelled bath and mixer tap, tiled splashback shower area with integrated shower unit and screen, pedestal basin with mixer tap, low flush WC, being tiled with tiled floor, downlighters, inset mirror, chrome heated towel rail.

Outside (Front)

To the front of the property is a tarmacked drive/concreted car standing facility with deep lawned verge, leading to the shaped lawned front garden with established flower borders, bounded by low brick wall, with twin metal gates leading to the...

Adjoining Car Port

22'4" x 8' (6.81m x 2.44m)

With plumbing for automatic washing machine, vented for tumble dryer, leading to the pleasant established rear garden.



Outside (Rear)

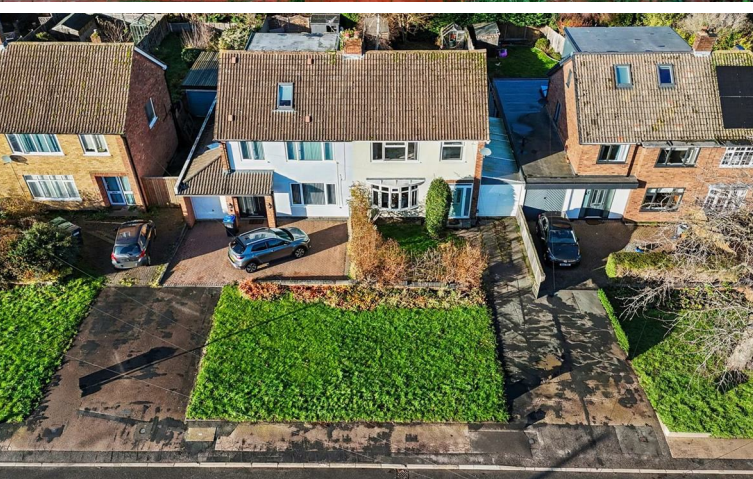
With extensive paved patio, shaped lawn, bounded by close boarded fencing and timber garden shed.

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 2025).

Broadband Availability

Standard/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).



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 D.

Location

CV32 7TD



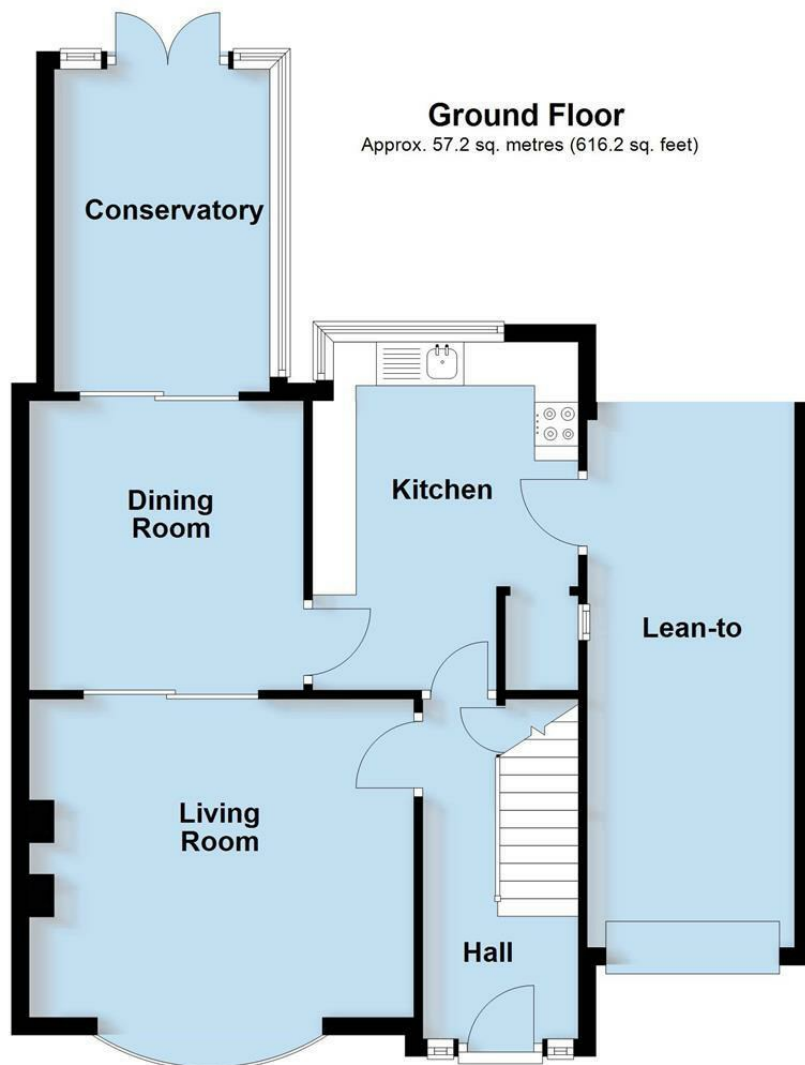
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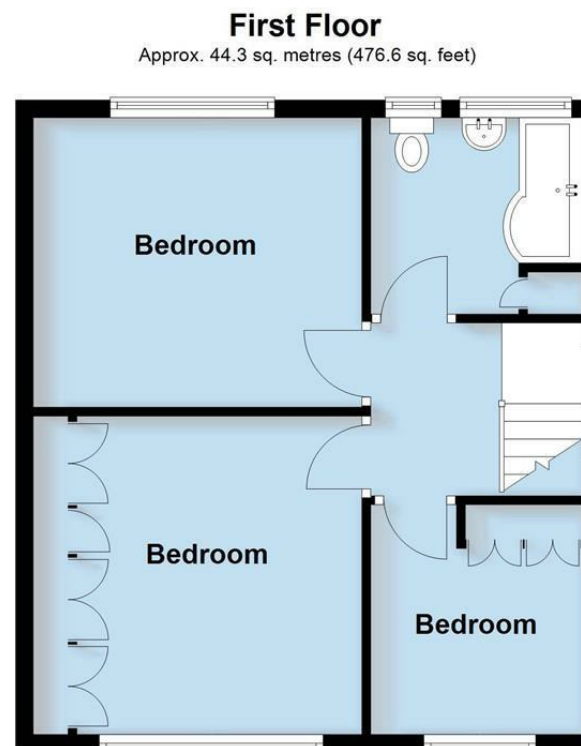
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive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

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



Ground Floor
Approx. 57.2 sq. metres (616.2 sq. feet)



First Floor
Approx. 44.3 sq. metres (476.6 sq. feet)

Total area: approx. 101.5 sq. metres (1092.7 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact