



# Avon Street

WARWICK, CV34 4PX

**Nathaniel Cleaver**

The **Leamington Spa** Property Expert





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**This stunning mid terraced property oozes original features, high ceilings and charm and character throughout. It is also close to all local amenities, major supermarkets, schools, parks and all major transport links including the A46 and M40.**

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**Property at a glance**

Mid terrace character property with lots of original features

Three double bedrooms, large dressing room and cellar room

White bathroom suite

Living room and separate dining room both with high ceilings

Kitchen

Recently re tiled main roof and new rubber roof over kitchen and bathroom

Gas central heating and double glazed throughout

Enclosed well established West facing rear garden

Close to all local amenities, parks, schools, M40, Hospital etc.

EPC Rating – TBC





This stunning mid terraced property oozes original features, high ceilings and charm and character throughout. It is also close to all local amenities, major supermarkets, schools, parks and all major transport links including the A46 and M40.

It offers incredible versatile family living space and is ready to move straight in to and an early viewing is advised.

In brief on the ground floor is the entrance porch, living room with feature fireplace and high ceilings, a separate dining room which has access to the cellar room which is currently being used as a bedroom, garden and kitchen. Kitchen has space for large fridge freezer, cooker and hob and washing machine, the gas boiler is also housed in the kitchen, you also have a well presented white family bathroom suite. Off the dining room is access to the cellar room, it has been tanked, has a window and is currently being used as a bedroom.

To the first floor you have two very good sized double bedrooms and a fantastic sized dressing room set off bedroom two which again, is currently set up as another bedroom but could be a study or nursery, kids room, this room also has direct access to the loft space with pull down loft ladder.

To the rear is a well established and enclosed West facing garden, you have a good sized patio area with direct access to dining room and kitchen and it has rear access to the front and a fantastic sized long lawned garden area with lots of well established trees, bushes and borders present. It is ideal for a family gathering, party or BBQ.

Further benefits are gas central heating and double glazing throughout, it is very well presented and ready to move straight in to and it is being offered for sale with NO ONWARD CHAIN

Tenure Freehold.



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## The Seller's View

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“We love the dining area, it is the main 'hub' of our house and joins cellar, living room, kitchen and garden together.

We have had lots of family parties and gatherings over the years and this part of the house holds lots of special family memories for us.”



**Our favourite part - we love the dining area, it's the main 'hub' of our house."**

## Services

Mains water, gas and electric

## Tenure

Leasehold

## Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Broadband is available in the area via fibre optic 30MB average download speed via Openreach or EE.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## Local Authority & Tax Band

Warwick District Council

Tax band - C

## Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

nathaniel@thepropertyexperts.co.uk

## Amenities/Distances

Close to all local amenities, schools, parks,

Hospital and transport links including the train

station.



Total floor area: 93.9 sq.m. (1,011 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.in](http://www.Propertybox.in)

## AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

**TBC**

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# About the Area

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## Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



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## Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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