

PRICE GUIDE
£800,000
Avenue Road
Leamington Spa, CV31 3PE

PROPERTY SUMMARY

Avenue Road, Leamington Spa, Warwickshire

A substantial and elegant five-bedroom semi-detached bay-fronted period home, superbly positioned next to Victoria Park and within easy reach of Leamington Spa railway station, the M40/M42 road network, the NEC, and Birmingham Airport.

Owned by the same family for many decades—first as a cherished family home and more recently as a house of multiple occupation for university students—this impressive property now offers an exciting opportunity for a new owner to restore it to its former glory.

Well maintained over the years, the house boasts almost 3,400 sq. ft. of accommodation (including a self-contained basement), with excellent proportions and strong fundamentals. Character features such as stained glass, period fireplaces, and other architectural

5



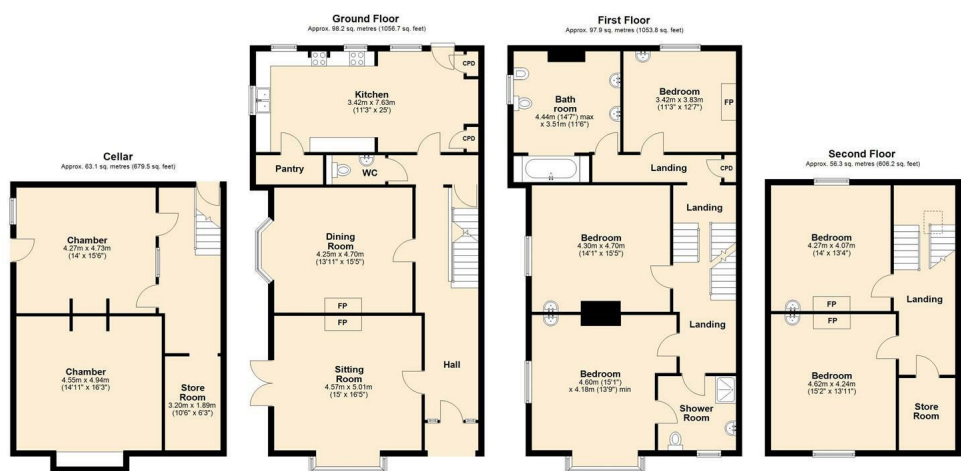
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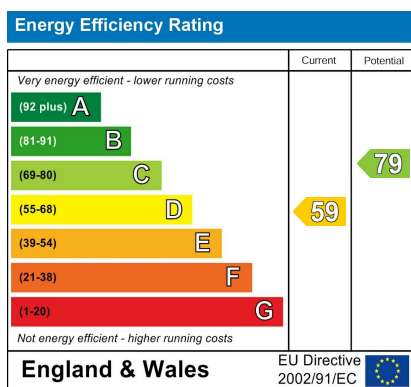
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Total area: approx. 315.5 sq. metres (3396.2 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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