



Baker Avenue

LEAMINGTON SPA, CV31 3HB

Nathaniel Cleaver

The **Leamington Spa** Property Expert





This extended semi detached property offers good access to local shops, schools and parks and the regular bus service to Leamington Spa and Warwick as well as being within easy walking distance to the train station.

Property at a glance

Traditional Semi Detached Home

Three Double Bedrooms

Kitchen / Dining Area

Further Dining Area / Snug / Study

Family Bathroom & Downstairs WC

Driveway Parking & Detached Single Garage To The Rear

Enclosed Large Rear Garden

Popular Location

Close To all Local Amenities, Schools, Parks etc.

EPC Rating – D





Internally on the ground floor the accommodation comprises of; entrance hallway, living room, kitchen dining space with island (kitchen has integrated fridge, freezer, cooker and hob) and a large conservatory to the rear which is currently being used as a snug / family area / further dining area with study space, there is also a downstairs WC.

Upstairs there are three double bedrooms, the master and second benefitting from built in wardrobe space and a refitted white family bathroom.

To the rear is a substantial enclosed garden, mainly laid to lawn with large patio, it is well established and has a detached rear garden to the rear. It also has driveway parking to the front for two cars.

This property is perfect for family living and ready to move straight in to so do not miss out.

CALL NOW TO BOOK YOUR VIEWING SLOT!

Tenure - Freehold.

Council Tax Band - B

EPC Rating - D

Tenure - Freehold



“For me this is a fantastic sized family home that offers flexible living accommodation and scope for further expansion.”

The Seller's View

I have lived here for the last 44 years and have really enjoyed living here.

If I had to chose my favourite part of the house it would be the kitchen, I love it, everything is integrated and it joins the family area and living room."

We have had many a family gathering and party here, it is also wonderful for entertaining on Christmas Day."



"My favourite part – The Kitchen"

Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - B

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210.
nathaniel@thepropertyexperts.co.uk

Property & Services information:

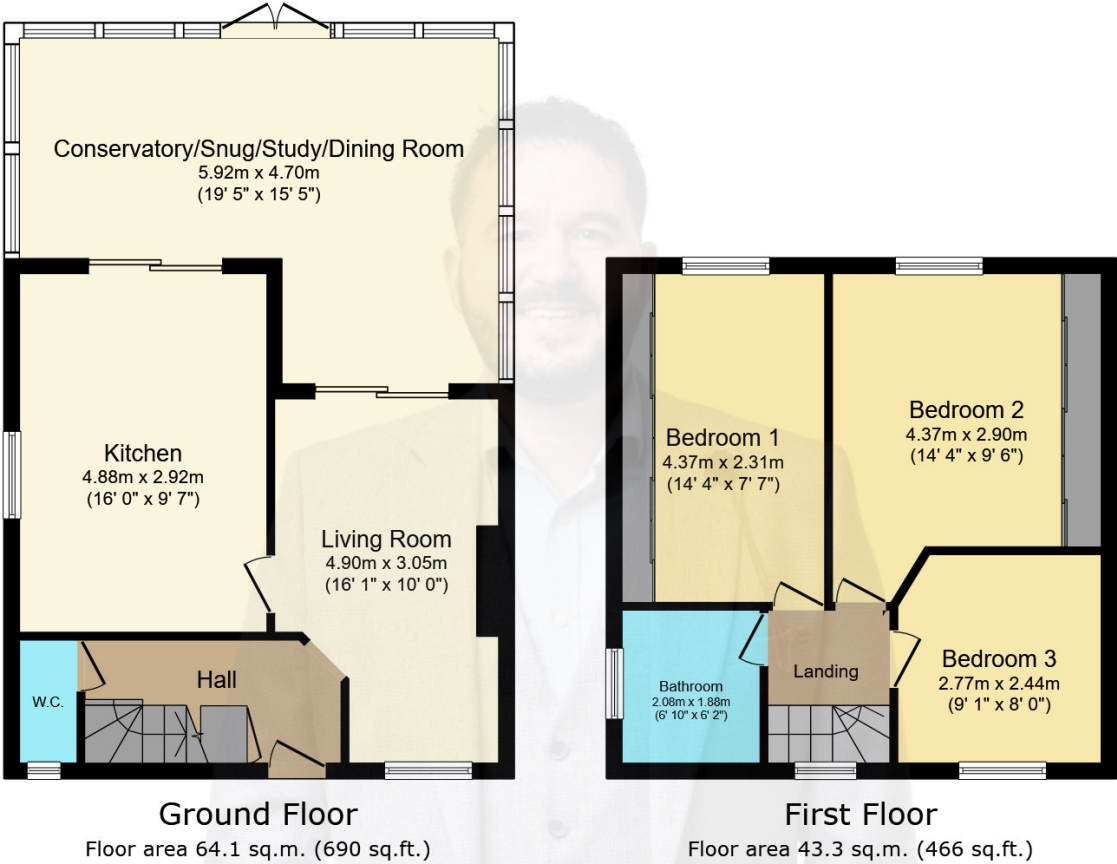
Mobile Coverage: 4G coverage is available in the area - please check with your provider
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

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

Amenties/Distances

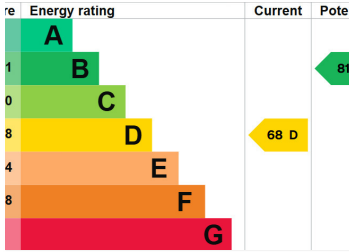
The property is close to all local amenities, shops, schools and parks as well as all transport links..



Total floor area: 107.5 sq.m. (1,157 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

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.



About the **Area**

Whitnash

Whitnash is a town and civil parish located southeast of, and contiguous with Leamington Spa and Warwick in Warwickshire, England. In 2001, it had a population of 7,760 which increased to 9,129 in the 2011 census, increasing again to 10,489 in the 2021 census.



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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🌐 thepropertyexperts.co.uk

✉ nathaniel@thepropertyexperts.co.uk

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

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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