



**8 Gullimans Way**

Leamington Spa, Warwickshire, CV31 1LA

  
**Spa Estates**  
— est. 1986 —





## 8 Gullimans Way

Located in a quiet cul de sac, walking distance to Leamington is this well presented three bedroom detached family home with a double car port situated on a large corner plot.

The accommodation comprises an entrance hallway, living room with feature fireplace and kitchen breakfast room with doors leading out onto the rear garden.

Upstairs are three bedrooms, the main bedroom has an ensuite and there is a family bathroom.

Outside offers an attractive mature rear garden, which is mainly laid to lawn with patio area. To the side there is a car port for two cars and there is a mature front garden.

The property is offered for sale with no forward chain.

### Accommodation summary

#### Ground Floor

Porch, sitting room leading to kitchen diner with patio doors leading out to garden.

#### First Floor

Landing leading to the en-suite master bedroom, bedroom two, bedroom three and the family bathroom.

#### Outside

Private walled garden and large plot to side and front of the house.  
Double driveway parking for two cars.

#### Location

Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th-Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

#### Services

Mains gas, water, electricity, drainage and telephone.

#### Local Authority

Warwick District Council.

#### Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

#### Website

For more information visit [www.spaestates.com](http://www.spaestates.com)

Opening Hours: Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am – 1.00 pm









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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 number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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