

FOR SALE



Otters Rest, Leamington Spa

3 Bedroom, 2 Bathroom, Semi-Detached House

Offer Over £350,000





- Immaculately presented
- Three bedrooms
- Spacious living room
- Kitchen diner
- Downstairs cloakroom
- En-suite primary bedroom
- Garage and off road parking

An immaculately presented, three bedroom semi detached house located in this popular area on the outskirts of Leamington Spa. This modern property includes a kitchen dining room, spacious living room, downstairs cloakroom, primary bedroom with en-suite and two further bedrooms. The property is set back from the road with an open aspect to the front, private rear garden, garage and off road parking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



ENTRANCE HALL Double glazed front door, wood laminate flooring, doors leading into the living room and cloakroom, central heating radiator and staircase rising to the first floor landing.

CLOAKROOM Low level W.C, wash hand basin and double glazed window to the front.

LIVING ROOM With double glazed window to the front, two central heating radiators, television and telephone point, understairs storage cupboard with shelving and light and door into the kitchen.

KITCHEN DINING ROOM A range of wall and base mounted units with complementary work surface over incorporating a sink and drainer with mixer tap, built in electric oven, four ring induction hob, cooker hood extractor above, integrated fridge freezer, cupboard housing Potterton central heating boiler, double glazed window to the rear, central heating radiator and French doors to the rear garden.

LANDING Staircase rising from the hall, hatch with pull down ladder providing access to the loft space, airing cupboard housing hot water cylinder and shelving, doors leading into the bedrooms and bathroom.



PRIMARY BEDROOM Double glazed window to the front, central heating radiator built wardrobe and door to en-suite.

EN-SUITE Shower cubicle, wash hand basin, low level W.C, tiling to the walls, heated towel rail and extractor fan.

BEDROOM TWO Double glazed window to the rear and central heating radiator.

BEDROOM THREE Double glazed window to the front, over stairs storage cupboard and central heating radiator.

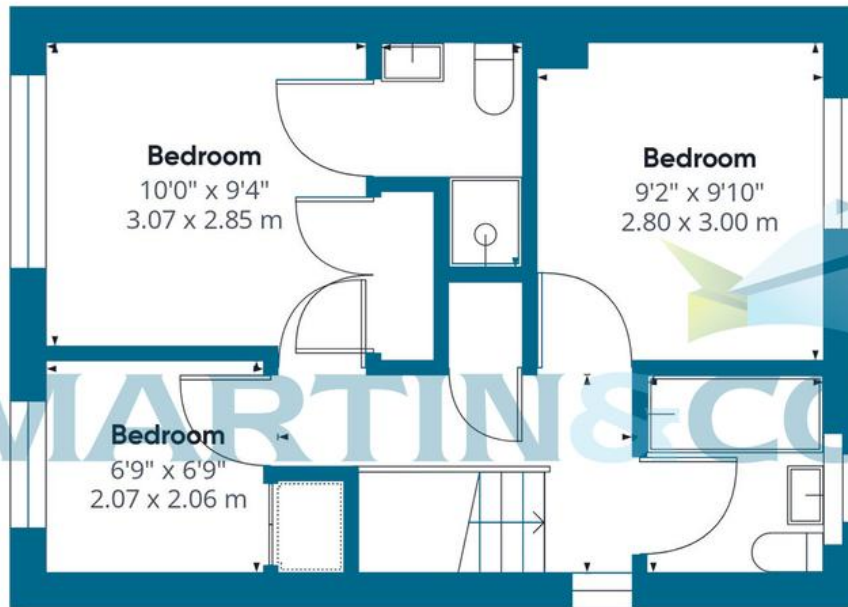
BATHROOM Panelled bath with mixer tap, shower screen and rain fall shower attachment, wash hand basin, low level W.C, tiling to the walls, heated towel rail and double glazed window to the rear.

FRONT Lawn fore garden, driveway and access to garage.

GARAGE With up and over door, power, lighting and courtesy door to the rear garden.

REAR Fence enclosed rear garden, lawn with paved pathway and access to a garage.





Approximate total area⁽¹⁾

751.33 ft²

69.8 m²

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