

FOR SALE



Peabody Way, Warwick

3/4 Bedroom, 2 Bathroom, Semi Detached Town House

£390,000

MARTIN&CO



- Three double bedrooms
- Downstairs cloakroom
- Open plan kitchen living room
- En-suite primary bedroom
- Study area and dressing room
- EV charging point
- Garage and off road parking

An immaculately presented three / four bedroom semi detached house located in this popular area on the outskirts of Leamington Spa. This modern property includes a spacious kitchen / living room, downstairs cloakroom, primary bedroom with dressing room and en-suite, two further double bedrooms and spacious landing study area. The property benefits from a private rear garden, private off road parking for two cars along with EV charging point and garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

APPROACH Via driveway and pathway which leads to the front door.

ENTRANCE HALL 12' 2" x 4' 3" (3.71m x 1.3m)
 Double glazed front door, understairs storage, storage cupboard, central heating radiator and door to living area and cloakroom.



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

KITCHEN 15' 8" x 7' 7" (4.78m x 2.31m) A range of wall and base mounted units with complementary work surface over incorporating a stainless steel sink and drainer with mixer tap, built in electric oven, four ring gas hob, stainless steel cooker hood extractor above, integrated appliances including a fridge freezer, dishwasher and washing machine, double glazed window to the front, cupboard housing Ideal Logic central heating boiler and spot lights.

LIVING ROOM 14' 10" x 9' 4" (4.52m x 2.84m) With double glazed window and patio doors to the rear, TV and satellite point and two central heating radiators

FIRST FLOOR LANDING Staircase rising from the hall, airing cupboard with hot water cylinder, study area and doors off to bedrooms and bathroom and stairs to the second floor.

BEDROOM TWO 12' 9" x 8' 4" (3.89m x 2.54m) Double glazed window to the rear and central heating radiator.

BEDROOM THREE 11' 11" x 8' 3" (3.63m x 2.51m) Double glazed window to the front and central heating radiator.



BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m) Panelled bath with mixer tap and shower screen, wall mounted shower, wash hand basin, low level W.C, tiling to the walls, extractor fan, spots and central heating.

SECOND FLOOR

PRIMARY BEDROOM 12' 1" x 11' 7" (3.68m x 3.53m) Double glazed window to the front, central heating radiator, hatch providing access to the loft space and doors to dressing room and ensuite.

DRESSING ROOM Velux style window to the rear, fitted wardrobe and central heating radiator.

EN-SUITE 6' 10" x 6' 5" (2.08m x 1.96m) Shower cubicle with wall mounted shower, wash hand basin, low level W.C, tiling to the walls, extractor fan, spots, central heating and Velux style window to the rear.

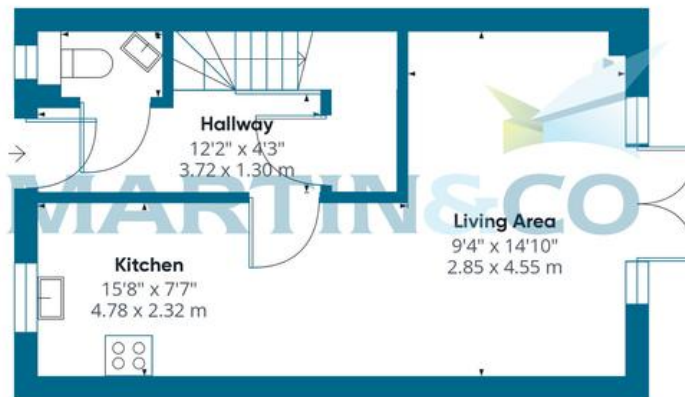
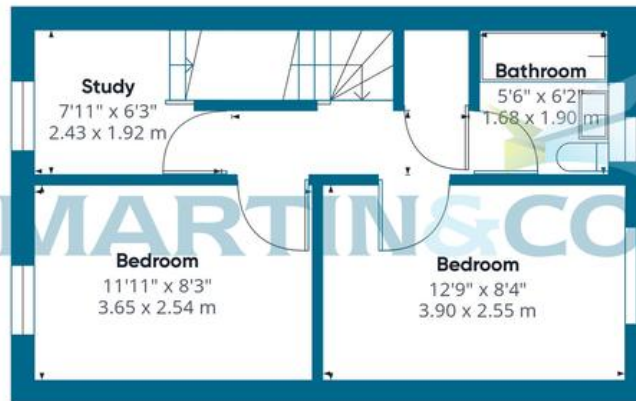
FRONT Driveway, gated side access, EV charging point.

REAR Fence enclosed rear garden, lawn with paved patio, further raised seating area and gated side access.

GARAGE Up and over door, power and lighting.

Council tax band - E





Approximate total area

989 ft²

91.88 m²

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