

FOR SALE



Greenwood Court, Upper Holly Walk, Leamington Spa

4 Bedrooms, 1 Bathroom, Mid Terraced House

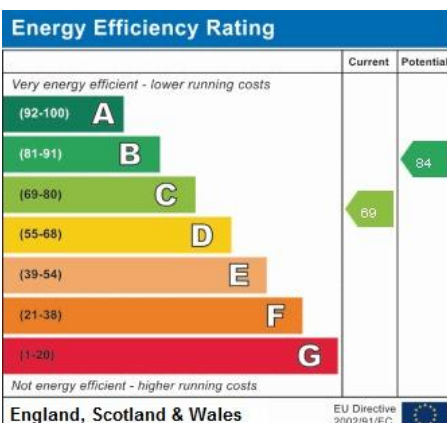
£450,000


MARTIN&CO



- Four bedrooms
- Kitchen / dining room
- Downstairs cloakroom
- Spacious first floor living room
- Ideal family home
- Secluded location close to town
- Garage and off road parking

This four bedroom three storey town house is located in the heart of Leamington Spa tucked away in a quiet spot with easy access to Newbold Comyn and the open countryside. With four well proportioned bedrooms, open plan kitchen dining room, downstairs cloakroom and spacious living room on the first floor. Externally there is a secluded rear garden, garage and off road parking. The property is situated perfectly for access to the town, station, schools and local amenities.





Approach Path and driveway leading to the front door.

Hallway With understairs cupboard, tiled flooring, radiator, further storage cupboard and doors to cloakroom and kitchen dining room.

Cloakroom With low level w.c., wash hand basin, tiled flooring and single glazed window to the front.

Kitchen Dining Room Fitted with a range of wall and base mounted units having complementary work surfaces over incorporating a sink and drainer unit, tiling to the splashback areas, gas cooker point, space and plumbing for washing machine, space for fridge freezer, double glazed patio doors and double glazed window to the rear.

First Floor Landing With stairs rising from hallway, stairs rising to the second floor, cupboard housing central heating boiler and doors to living room and bedroom.

Bedroom One With radiator, double glazed window to the front and alcove with low level W.C and wash hand basin.

Living Room With radiator, double glazed window to the rear and built in cupboard.



Second Floor Landing With stairs rising from the first floor landing and doors off to the bedrooms and bathroom.

Bedroom Two With radiator and two double glazed windows to the front.

Bedroom Three With radiator and double glazed window to the rear.

Bedroom Four With radiator and double glazed window to the rear.

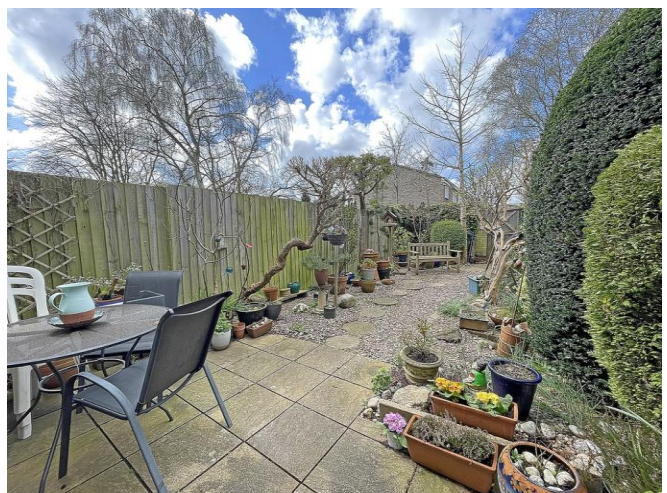
Bathroom Fitted with a suite comprising of a panelled bath with Bristan electric shower over, wash hand basin, low level W.C., heated towel rail and wood laminate flooring.

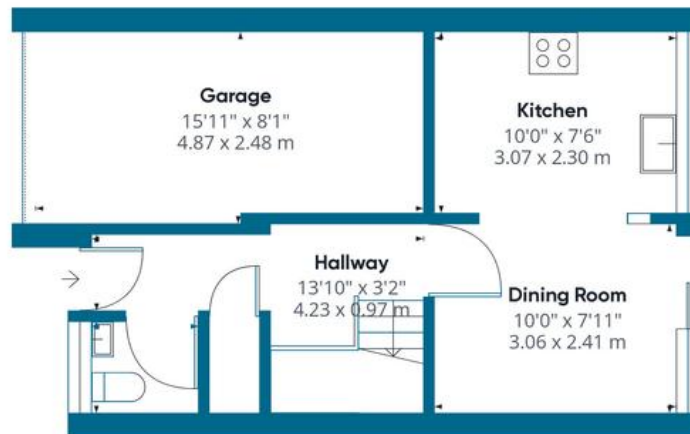
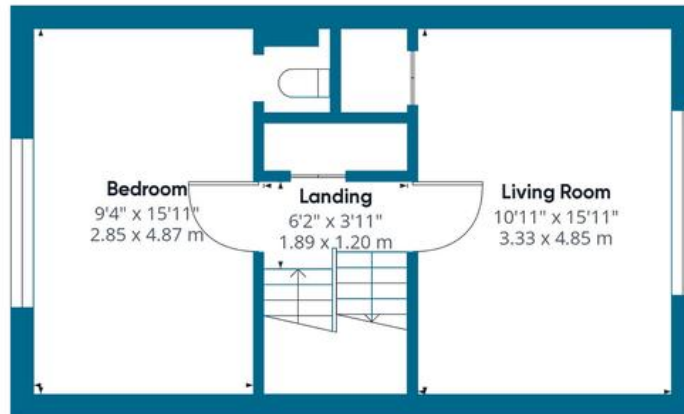
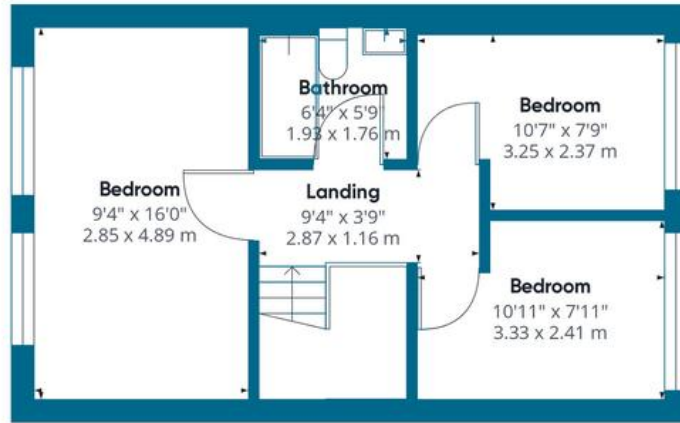
Garage With up and over door.

Outside To the front there is a driveway.

To the rear of the property is a fence enclosed mature garden, with stepping stones leading to the bottom of the garden and to the gate giving rear access to the property.

Council tax band - D





Approximate total area

1203.5 ft²

111.81 m²

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