

**FOR SALE**



**Lacell Close, Woodloes Park, Warwick**

**4 Bedrooms, 2 Bathroom, Mid Terraced House**

**Offers In Excess Of £300,000**







- Three / four bedrooms
- Kitchen diner
- Downstairs shower room
- Spacious living room
- Downstairs bedroom / study
- Private rear garden
- Substantial off road parking
- No chain

An extended three / four bedroom terrace house, perfectly located for local schools and shops. On the ground floor there is a generous L-shaped living dining room, spacious open plan kitchen diner, downstairs bedroom or study, partially converted garage into downstairs bathroom. On the first floor, the home accommodates three double bedrooms along with a spacious wet room. The property benefits from a private rear garden, substantial off road parking, part garage offering useful storage and is available with no chain.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



ENTRANCE PORCH 5' 9" x 2' 10" (1.75m x 0.86m)

HALL 11' 0" x 2' 11" (3.35m x 0.89m)

KITCHEN/DINER 20' 6" x 7' 2" (6.25m x 2.18m)

LIVING ROOM 20' 6" x 8' 11" (6.25m x 2.72m)

DINING AREA 9' 1" x 8' 10" (2.77m x 2.69m)

STUDY / BEDROOM 8' 5" x 7' 9" (2.57m x 2.36m)

SHOWER ROOM 7' 5" x 4' 8" (2.26m x 1.42m)

BEDROOM 11' 1" x 11' 1" (3.38m x 3.38m)

BEDROOM 12' 5" x 7' 3" (3.78m x 2.21m)

BEDROOM 9' 6" x 8' 7" (2.9m x 2.62m)

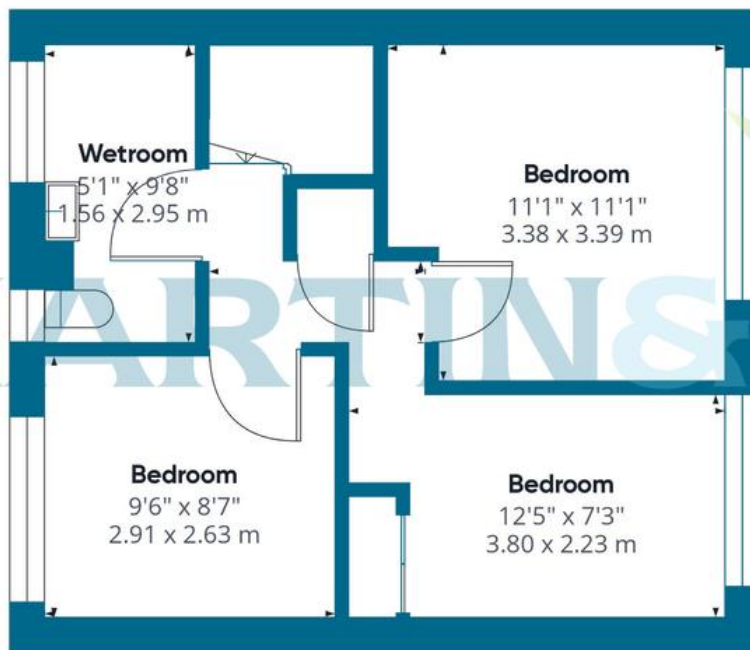
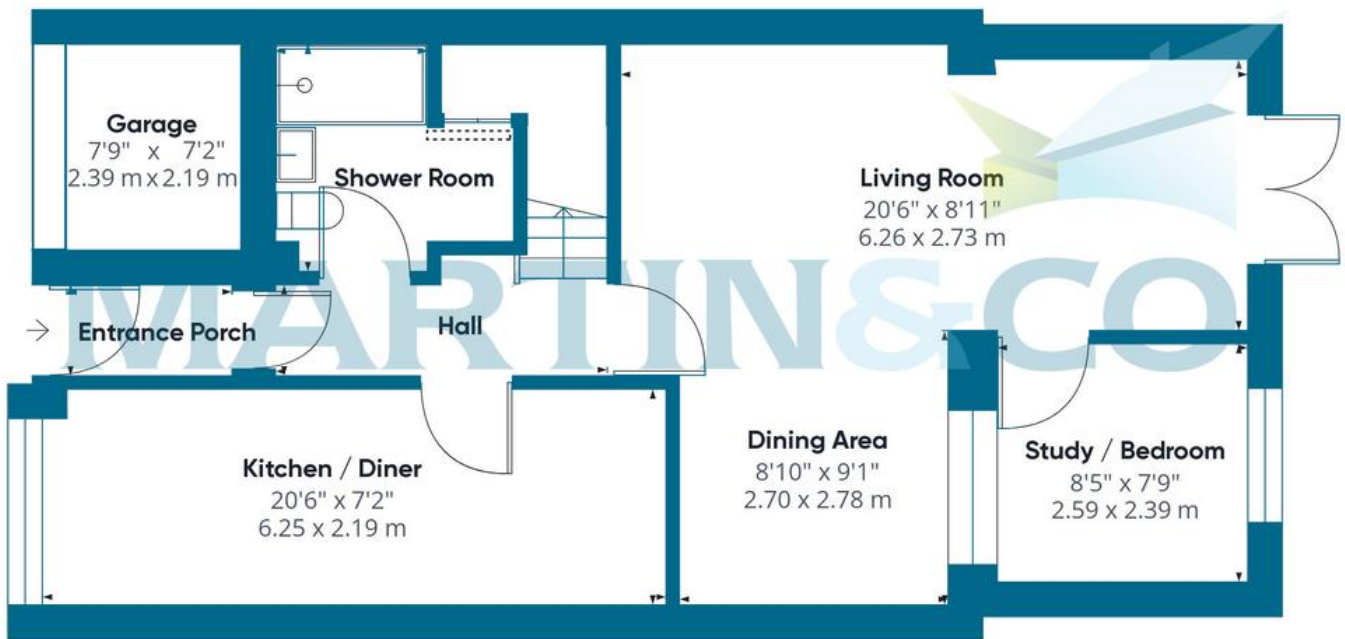
WETROOM BATHROOM 9' 8" x 5' 1" (2.95m x 1.55m)

STORAGE GARAGE 7' 9" x 7' 2" (2.36m x 2.18m)

Council Tax Band - C







**Approximate total area**

999.65 ft<sup>2</sup>

92.87 m<sup>2</sup>

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

