

FOR SALE



St. Brides Close, Leamington Spa

3 Bedroom, 2 Bathroom, Mid Terrace House

£310,000

MARTIN&CO



- Three double bedrooms
- Spacious living room
- Downstairs wet room
- L shape living dining area
- Breakfast kitchen
- Location convenient to town
- Garage
- No chain

Welcome to this spacious three double bedroom terrace house nestled in a quiet neighbourhood convenient for the town. The property has been extended to include a spacious L shape social dining area with the kitchen adjacent, further separate living room and downstairs wet room. Upstairs there are three generously sized bedrooms and family bathroom. Outside there are low maintenance front and rear gardens and also a garage located at the rear. The property is being offered for sale with no chain sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL 16' 0" x 2' 10" (4.88m x 0.86m)
 Double glazed front door, door leading into the living room, wet room and dining room, central heating radiator and staircase rising to the first floor landing.



WET ROOM 9' 0" x 4' 2" (2.74m x 1.27m) Wall mounted shower, wash hand basin, low level W.C, tiling to the walls, central heating radiator, extractor fan, and double glazed window to the front.

LIVING ROOM 13' 0" x 11' 6" (3.96m x 3.51m) Double glazed window to the front, feature fire place and opening through to the dining room.

DINING ROOM 19' 6" x 10' 0" (5.94m x 3.05m) L shape with patio door to the rear, central heating radiator and double doors leading into the kitchen.

KITCHEN 13' 0" x 10' 8" (3.96m x 3.25m) A range of wall and base mounted units with complimentary work surface over incorporating a stainless steel sink and drainer unit, four ring gas hob, electric oven, integrated fridge freezer and dishwasher, space and plumbing for washing machine, double glazed window to the rear and double glazed door leading into the garden.

LANDING 6' 1" x 4' 0" (1.85m x 1.22m) Staircase rising from the hall, hatch providing access to the part boarded loft space, airing cupboard housing Worcester central heating boiler, doors leading into the bedrooms and bathroom.



PRINCIPLE BEDROOM 11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to the front, fitted wardrobes and central heating radiator.

BEDROOM TWO 11' 6" x 10' 0" (3.51m x 3.05m) Double glazed window to the rear, fitted wardrobes and central heating radiator.

BEDROOM THREE 10' 0" x 8' 1" (3.05m x 2.46m) Double glazed window to the rear and central heating radiator.

BATHROOM 8' 2" x 5' 0" (2.49m x 1.52m) Panelled bath with shower screen and rainfall shower over, wash hand basin, low level W.C, tiling to the walls and floor, heated towel rail, extractor fan and double glazed window to the front.

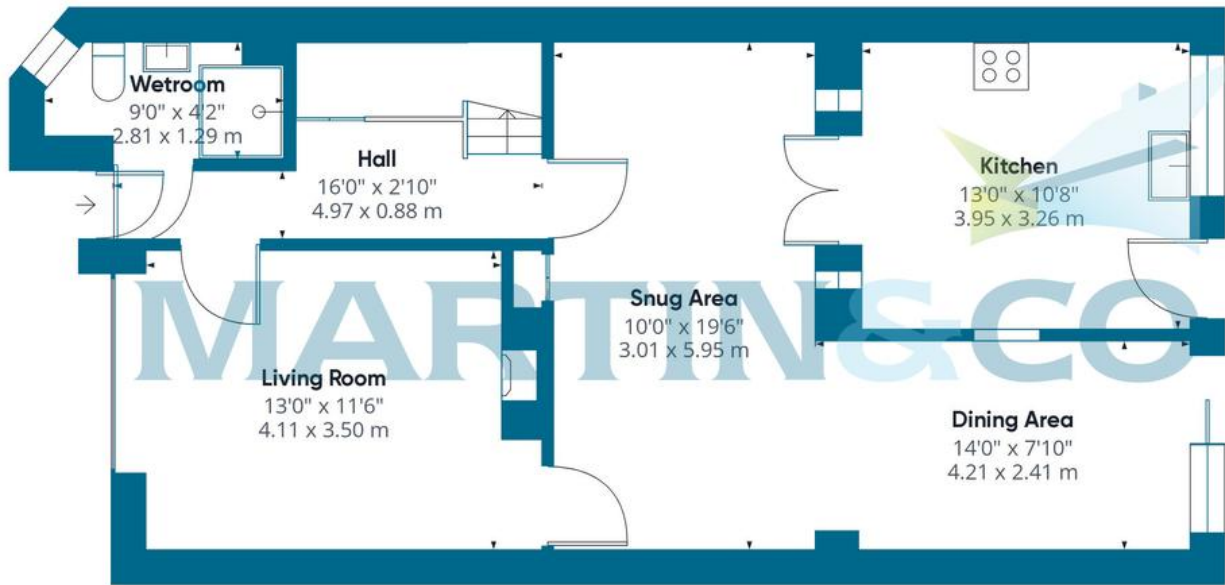
FRONT Pedestrianised at the front with a block paved fore garden with border.

REAR Fence and wall enclosed block a paved garden providing access to the garage.

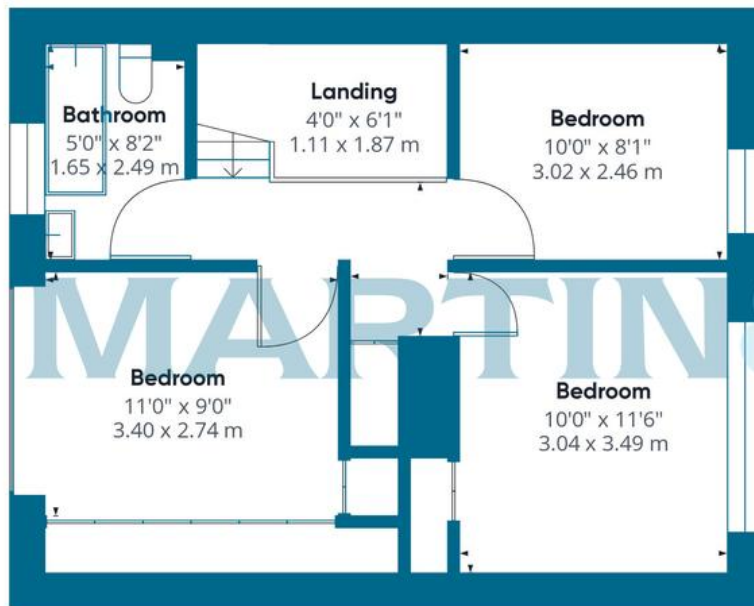
GARAGE Up and over door, power and lighting.

Council tax band - C





Ground Floor



Approximate total area

1218.8 ft²

113.23 m²

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