

FOR SALE



Leyburn Close, Warwick

3 Bedroom, 1 Bathroom, Mid Terraced House

£295,000



- Three double bedrooms
- Kitchen diner
- Spacious living room
- Downstairs cloakroom
- Well presented
- Private rear garden
- Substantial off road parking
- No chain

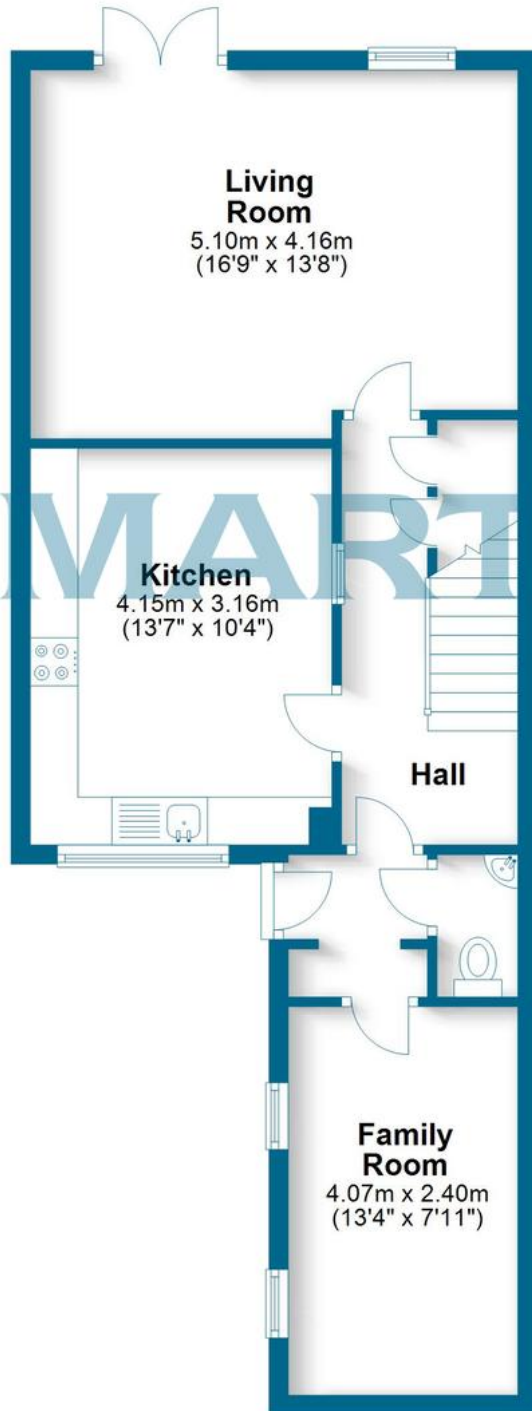
A three bedroom terrace house, perfectly located for local schools and shops. On the ground floor there is a generous living dining room, spacious kitchen diner, garage being used as office / family room and downstairs cloakroom. On the first floor, the home accommodates three double bedrooms along with a family bathroom. The property benefits from a private rear garden, substantial off road parking and is available with no chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



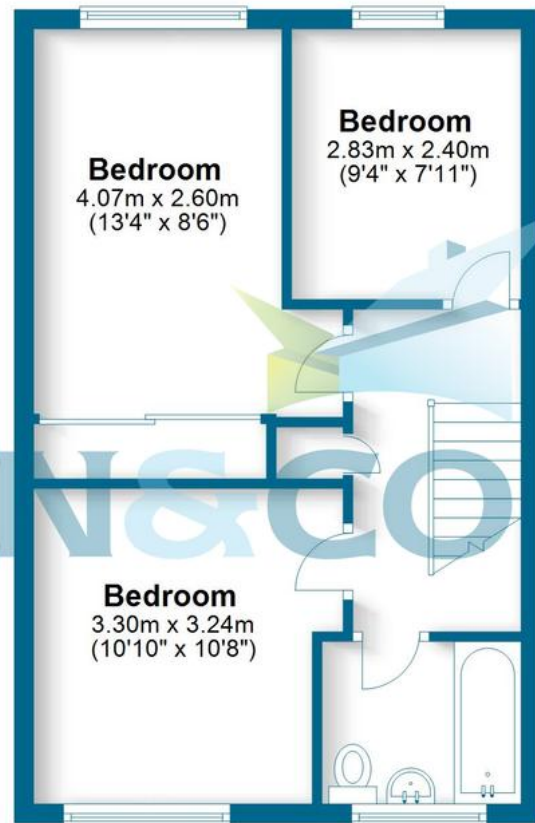
Ground Floor

Approx. 55.5 sq. metres (596.9 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 96.8 sq. metres (1042.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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