

FOR SALE



Gullimans Way, Leamington Spa

3 Bedroom, 2 Bathroom, Detached House

£325,000


MARTIN&CO



- Three bedrooms
- Spacious living room
- Kitchen diner
- En-suite primary bedroom
- Off road parking
- Private rear garden
- Cul-de-sac location
- No chain

A three bedroom detached home, well-planned over two floors maximizing space and functionality. The ground floor offers a kitchen diner, generous living room and entrance hall. The property comes with three bedrooms, along with en-suite and family bathroom. The property benefits from a private rear garden, off road parking and is tucked away in a quiet cul-de-sac.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



APPROACH Via a paved pathway which leads to the front door.

ENTRANCE HALL 4' 0" x 3' 9" (1.22m x 1.14m)
Double glazed front door, central heating radiator and door to living room.

LIVING ROOM 16' 4" x 14' 6" (4.98m x 4.42m) With double glazed window to the front, two central heating radiators, understairs cupboard, feature fireplace, stairs to first floor and door into kitchen.

KITCHEN / DINER 14' 5" x 8' 10" (4.39m x 2.69m) A range of wall and base mounted units with complementary work surface over, incorporating a stainless steel sink and drainer, built in electric oven, gas hob, extractor above, space and plumbing for washing machine space for fridge freezer, Potterton Suprima central heating boiler, double glazed window to the rear, central heating radiator, patio doors to the rear.

FIRST FLOOR LANDING 8' 7" x 3' 0" (2.62m x 0.91m)
Staircase rising from the living room, double glazed window to the side, airing cupboard with hot water cylinder, hatch providing access to the loft and doors off to bedrooms and bathroom.



PRIMARY BEDROOM 10' 0" x 9' 0" (3.05m x 2.74m)
Double glazed window to the front, built in wardrobes, central heating radiator and door to ensuite.

EN-SUITE 5' 10" x 5' 2" (1.78m x 1.57m) Shower cubicle with wall mounted shower, wash hand basin, low level W.C, extractor fan, central heating radiator and double glazed window to the front.

BEDROOM TWO 9' 2" x 8' 5" (2.79m x 2.57m) Double glazed window to the rear and central heating radiator.

BEDROOM THREE 9' 1" x 5' 8" (2.77m x 1.73m)
Double glazed window to the rear and central heating radiator.

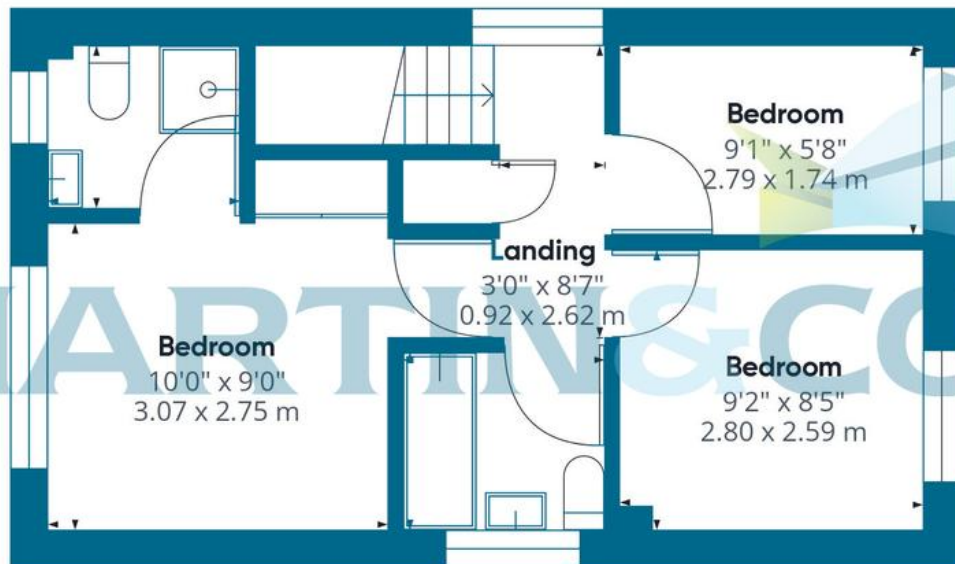
BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m) Panelled bath, wash hand basin, low level W.C, extractor fan and central heating radiator.

FRONT Paved and gravel driveway and pathway to the rear.

REAR Fence and hedge enclosed rear garden, lawn with paved patio and gated side access.

Council tax band - E





Approximate total area

740.32 ft²

68.78 m²

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