

**FOR SALE**



**Fullarton Avenue, Warwick**  
**Offer In Excess Of £400,000**

**MARTIN&CO**

## Fullarton Avenue, Warwick

Offer In Excess Of £400,000

- Three bedrooms
- Open plan kitchen living room
- Downstairs cloakroom
- En-suite primary bedroom
- Off road parking
- Private rear garden

This superb three bedroom detached family home, offers flexible and versatile accommodation, in a secluded location conveniently located with ample parking, private garden and situated within this sought after modern development just off Europa Way in Leamington Spa.

The property enjoys an excellent location for access to Leamington Spa, Warwick, retail park and motorway network, making it ideal for both commuters and families.

The property remains within the remainder of its NHBC warranty and offers well presented and contemporary accommodation arranged over two floors.



The ground floor comprises a welcoming entrance hallway, downstairs cloakroom and an impressive open-plan kitchen, dining and living space. The layout provides an excellent environment for modern family living and entertaining with the lounge enjoying direct access to the rear garden.

To the first floor are three well proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

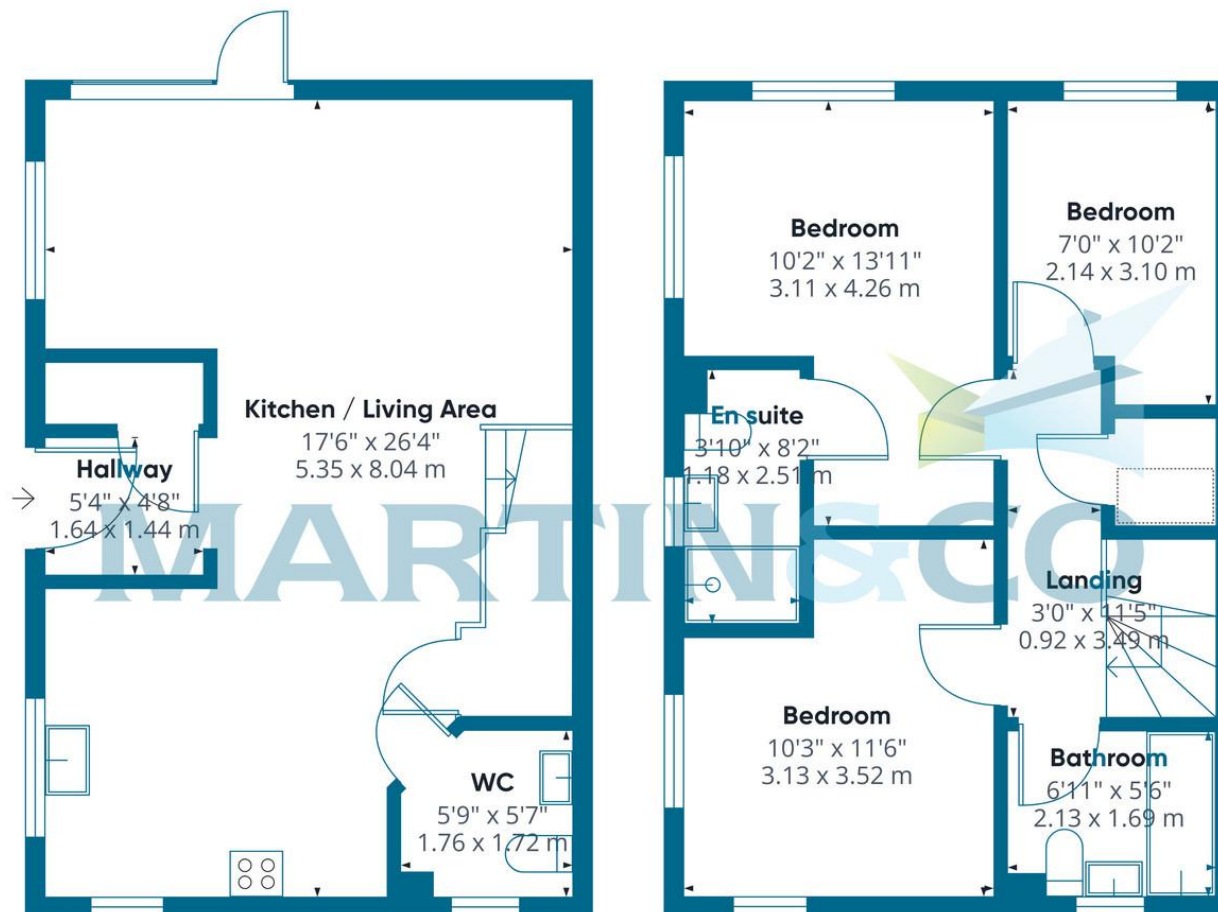
Outside the property benefits from a private and well-maintained rear garden, mainly laid to lawn with patio seating area and enclosed by walling and fencing. To the front is a tandem driveway providing off road parking for two vehicles.

Combining modern accommodation, a desirable location and excellent transport links, this is an ideal home for first-time buyers, families and professionals alike.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Approximate total area

873 ft<sup>2</sup>

81 m<sup>2</sup>

## Martin & Co Leamington Spa

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**MARTIN & CO**

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