

**FOR SALE**



**Ashford Gardens, Whitnash, Leamington Spa**

**3 Bedroom, 1 Bathroom, Semi-Detached House**

**Offers in excess of £325,000**

  
**MARTIN&CO**



- Three bedrooms
- Spacious living dining room
- Private rear garden
- Substantial off road parking
- Ideal family home
- No chain

This spacious three bedroom semi detached home is situated in the highly sought after area of Whitnash and would make an ideal family home. Benefiting from a substantial rear garden, the property also offers ample parking and a car port. Internally, the accommodation comprises a bright through living / dining room and three generously sized bedrooms.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



### HALLWAY

11' 8" x 6' 0" (3.56m x 1.83m)



### BEDROOM

13' 2" x 9' 9" (4.01m x 2.97m)

### LIVING ROOM

13' 2" x 10' 1" (4.01m x 3.07m)

### BEDROOM

10' 8" x 9' 9" (3.25m x 2.97m)

### DINING ROOM

10' 9" x 8' 9" (3.28m x 2.67m)

### BEDROOM

9' 6" x 6' 2" (2.9m x 1.88m)

### KITCHEN

10' 4" x 7' 2" (3.15m x 2.18m)

### BATHROOM

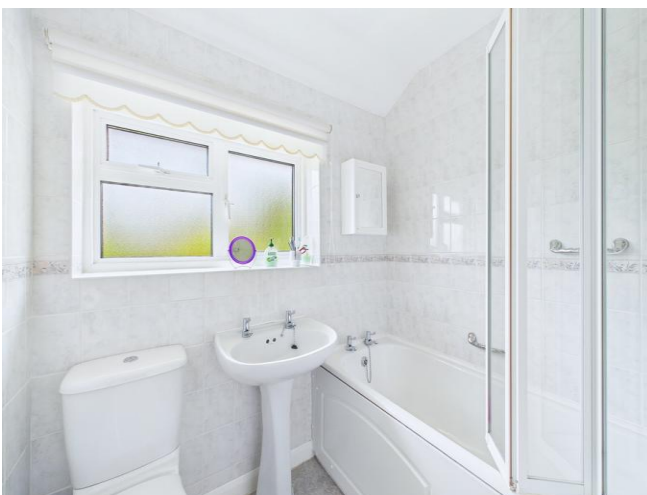
6' 5" x 5' 8" (1.96m x 1.73m)

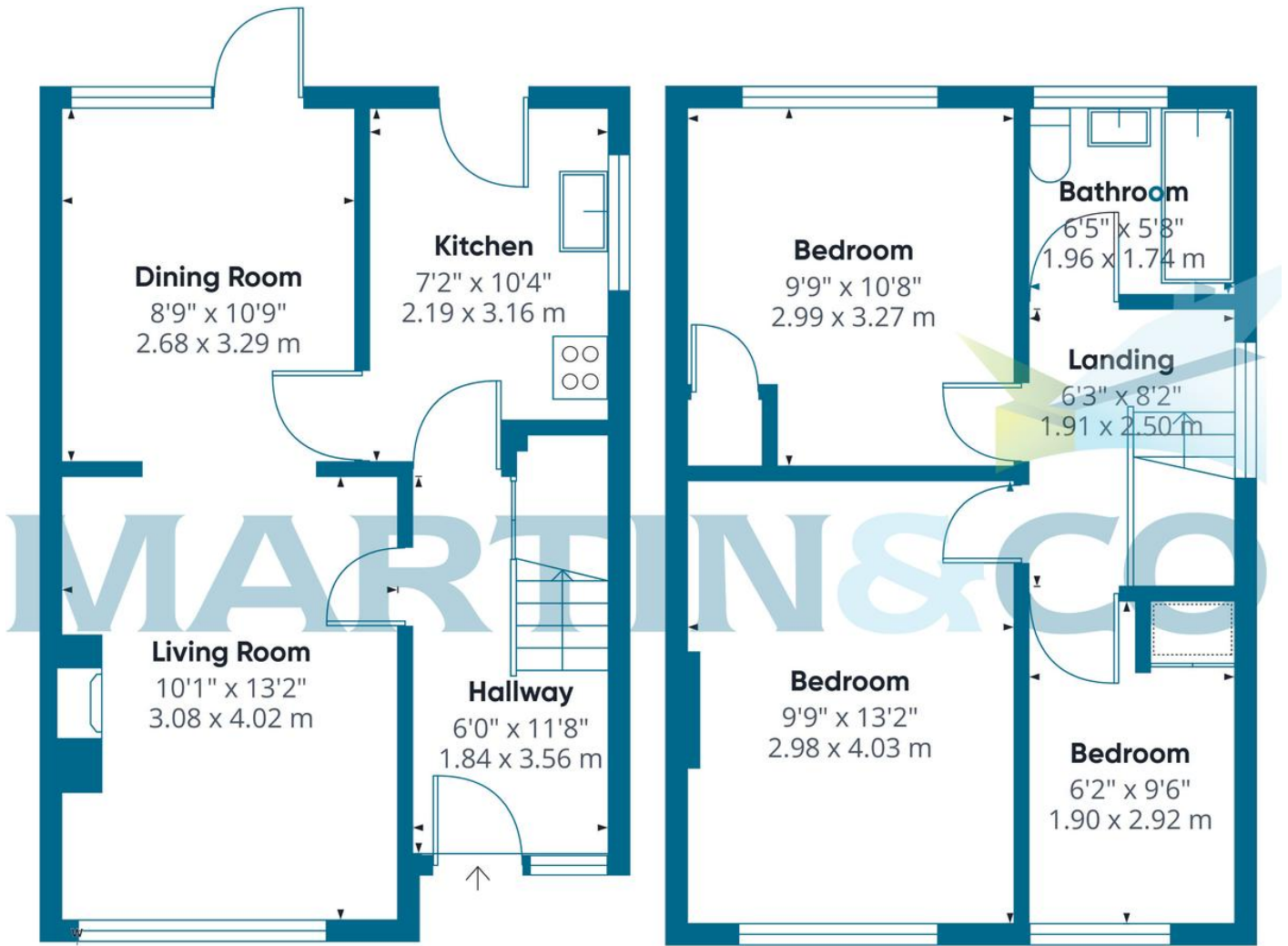
### LANDING

8' 2" x 6' 3" (2.49m x 1.91m)

### GARDEN

### DRIVEWAY & CARPORT





**Approximate total area**

738 ft<sup>2</sup>

68.5 m<sup>2</sup>

**Martin & Co Leamington Spa** **01926 889 054**  
 38 Hamilton Terrace • Holly Walk • Leamington Spa • CV32 4LY  
<http://www.martinco.com>  
 T: 01926 889 054 • E: leamingtonspa@martinco.com



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