

FOR SALE



Clement Way, Warwick

2 Bedroom, 1 Bathroom, Semi-Detached House

£300,000

MARTIN&CO



- Two double bedrooms
- Spacious living room
- Downstairs cloakroom WC
- Kitchen with integrated appliances
- Bathroom with shower over bath
- South west facing rear garden
- Two off road parking spaces

An immaculately presented two double bedroom semi detached house located in this popular area on the outskirts of Leamington Spa. This modern property includes a spacious kitchen, living room, downstairs cloakroom, primary bedroom with ample space for wardrobes and further double bedroom. The property benefits from a South West facing rear garden and has two private off road parking spaces at the front.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROACH Via block paved driveway and paved pathway which leads to the front door.

ENTRANCE HALL 3' 3" x 2' 6" (0.99m x 0.76m)
Double glazed front door leading into the hall.

LIVING ROOM 12' 9" x 11' 10" (3.89m x 3.61m) With double glazed window to the front and central heating radiator and door into the kitchen.

CLOAKROOM 6' 0" x 3' 4" (1.83m x 1.02m) Low level W.C, wash hand basin and extractor fan.

KITCHEN 12' 10" x 7' 2" (3.91m x 2.18m) A range of wall and base mounted units with complementary work surface over incorporating a stainless steel sink and drainer with mixer tap, built in electric oven, four ring gas hob, stainless steel cooker hood extractor above, integrated appliances including a fridge freezer, dishwasher and washing machine, double glazed window to the rear, central heating radiator, understairs storage cupboard and double opening French doors to the rear garden.



LANDING 6' 0" x 2' 11" (1.83m x 0.89m) Staircase rising from the living room, hatch providing access to the loft and doors leading into the bedrooms and bathroom.

PRIMARY BEDROOM 12' 9" x 9' 4" (3.89m x 2.84m)
Double glazed window to the front, central heating radiator and over stairs storage cupboard.

BEDROOM TWO 12' 9" x 7' 0" (3.89m x 2.13m)
Double glazed window to the rear and central heating radiator.

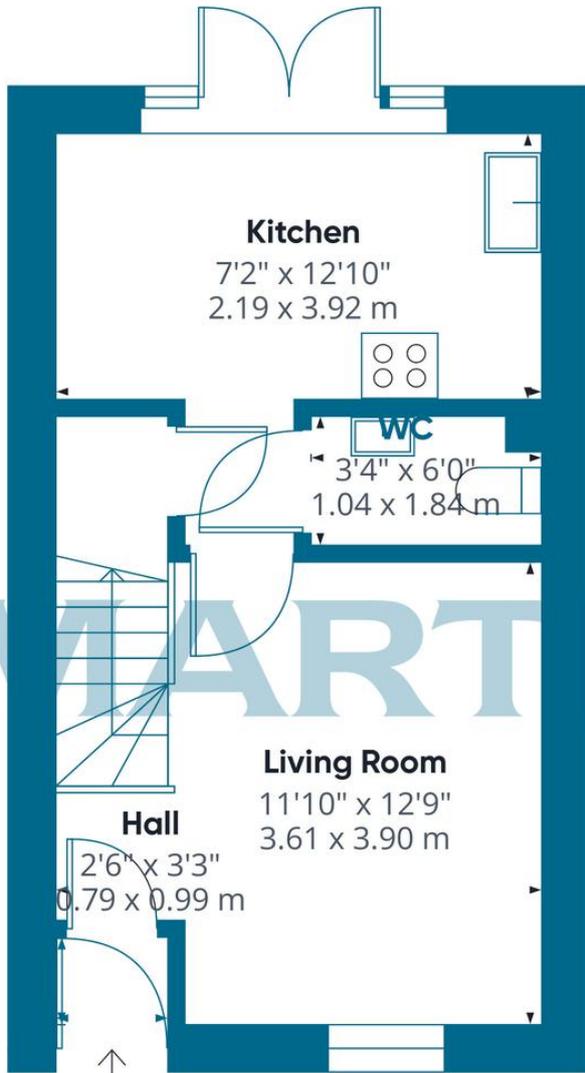
BATHROOM 6' 2" x 6' 0" (1.88m x 1.83m) Panelled bath with mixer tap, wall mounted shower, wash hand basin, low level W.C, tiling to the walls, extractor fan and central heating

OUTSIDE

FRONT Block paved driveway, power point and paved pathway.

REAR Fence enclosed rear garden, lawn with paved patio, power point, outside tap and gated side access.





Approximate total area

547 ft²
50.7 m²

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