

FOR SALE



Duke Of York Avenue, Bishops Tachbrook, Leamington Spa
Offers Over £425,000


MARTIN&CO

**Duke Of York Avenue,
Leamington Spa**
Offers Over £425,000

- Immaculately presented
- Flexible living
- Spacious open plan living
- Primary bedroom with en-suite
- Fantastic sunroom
- Private rear garden
- Garage and off road parking
- Cul-de-sac location



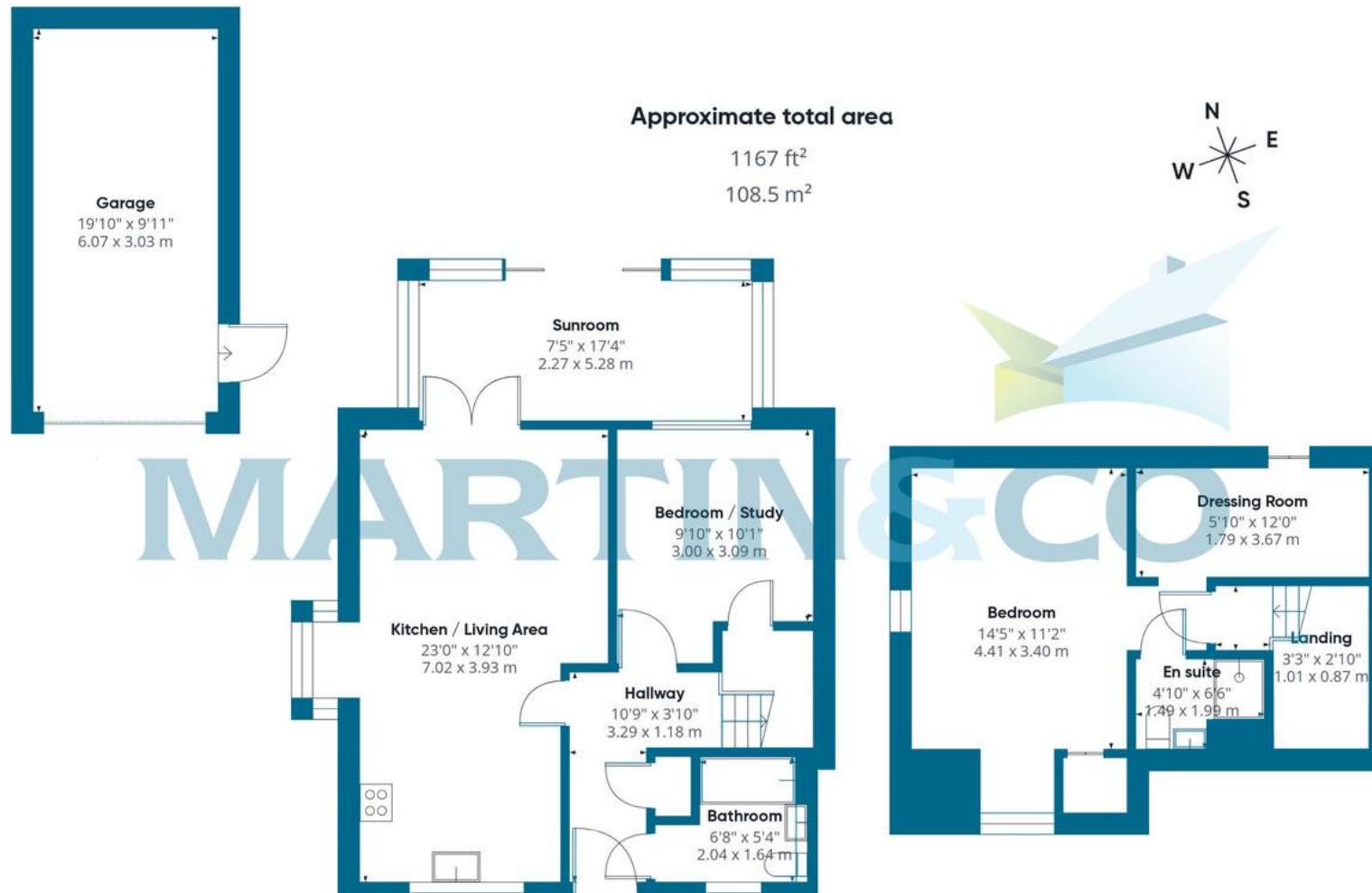
This two-bedroom dormer bungalow offers flexible and versatile accommodation, with the option to adapt the internal space to suit individual needs. The ground floor features a double bedroom, which could equally be used as an additional reception or living space, together with an open-plan kitchen, dining and living area. A full-width sunroom provides further living space and enjoys direct access to the garden.

Upstairs, the principal bedroom benefits from an en-suite shower room and a substantial dressing room, offering excellent flexibility for alternative layouts and ample storage. Overall, the property provides well-proportioned accommodation with a versatile arrangement that can adapt to a variety of lifestyles.

Outside, the property enjoys a secluded garden, tandem off-road parking and a spacious garage. Set back from the road, the property also benefits from an attractive outlook over adjoining green space.

Score	Energy rating	Current	Potential
92+	A	85 B	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Martin & Co Leamington Spa

38 Hamilton Terrace • Holly Walk • Leamington Spa • CV32 4LY
T: 01926 889 054 • E: leamingtonspa@martinco.com

01926 889 054

<http://www.martinco.com>

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