

FOR SALE



The Cotswolds, Lillington Avenue, Leamington Spa
Offers Over £375,000


MARTIN&CO

- Three bedroom town house
- Spacious living room
- Downstairs cloakroom
- Primary bedroom with shower room
- Recently refurbished bathroom
- Close to town and station
- Private rear garden
- Allocated parking space

Tucked away in this highly desirable location this modern three story townhouse offers flexible living with the benefits of off road parking and private garden, just a stone's throw away from the town centre.

Well presented throughout, the property includes entrance hall, downstairs WC, fitted kitchen with integrated appliances, spacious living dining room with French doors onto a private rear garden. The first floor offers two bedrooms and a recently refitted family bathroom, while the second floor features the principal bedroom with built-in wardrobes and a separate shower room. Outside there is an allocated parking space and private rear garden.



HALLWAY 10' 8" x 3' 6" (3.25m x 1.07m)

KITCHEN 10' 6" x 7' 7" (3.2m x 2.31m)

LIVING ROOM 15' 2" x 9' 4" (4.62m x 2.84m)

CLOAKROOM 4' 11" x 2' 9" (1.51m x 0.86m)

LANDING 10' 7" x 4' 0" (3.23m x 1.22m)

BEDROOM 12' 6" x 7' 11" (3.81m x 2.41m)

BEDROOM 7' 11" x 7' 4" (2.41m x 2.24m)

BATHROOM 8' 11" x 6' 10" (2.72m x 2.08m)

SECOND FLOOR LANDING 3' 7" x 3' 4" (1.09m x 1.02m)

BEDROOM 15' 7" x 8' 4" (4.75m x 2.54m)

SHOWER ROOM 6' 5" x 5' 1" (1.96m x 1.55m)

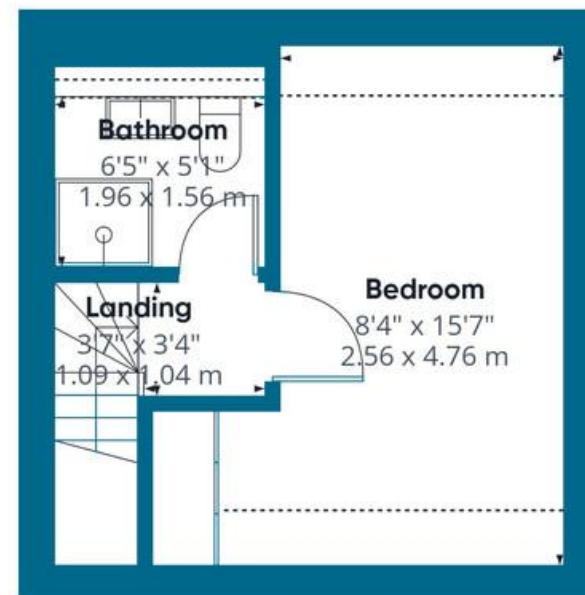
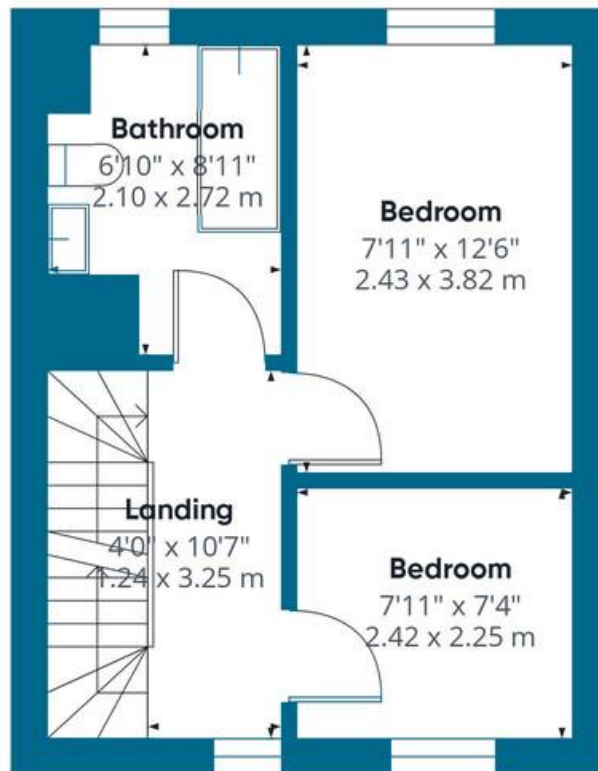
GARDEN With gated access.

ALLOCATED PARKING One allocated parking space.

SERVICE CHARGE £608.71 per annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area

877 ft²

81.5 m²

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