

FOR SALE



St. Margarets Road, Leamington Spa

3 Bedroom, 1 Bathroom, Semi-Detached House

£315,000

MARTIN&CO



- Three bedrooms
- Spacious living room
- Kitchen / dining room
- Gas central heating
- Ideal first time buy / investment
- Private rear garden
- Off road parking
- No chain

This spacious three bedroom semi detached home is situated in this sought after area and would make an ideal family home. Benefiting from parking, the accommodation comprises a bright living room, kitchen dining room and three generously sized bedrooms.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY

11' 11" x 5' 9" (3.63m x 1.75m)

LIVING ROOM

14' 6" x 12' 1" (4.42m x 3.68m)

KITCHEN/DINING ROOM

20' 10" x 9' 5" (6.35m x 2.87m)

LANDING

9' 3" x 5' 11" (2.82m x 1.8m)

BEDROOM

12' 1" x 11' 1" (3.68m x 3.38m)

BEDROOM

11' 0" x 9' 5" (3.35m x 2.87m)

BEDROOM

9' 3" x 8' 11" (2.82m x 2.72m)



BATHROOM

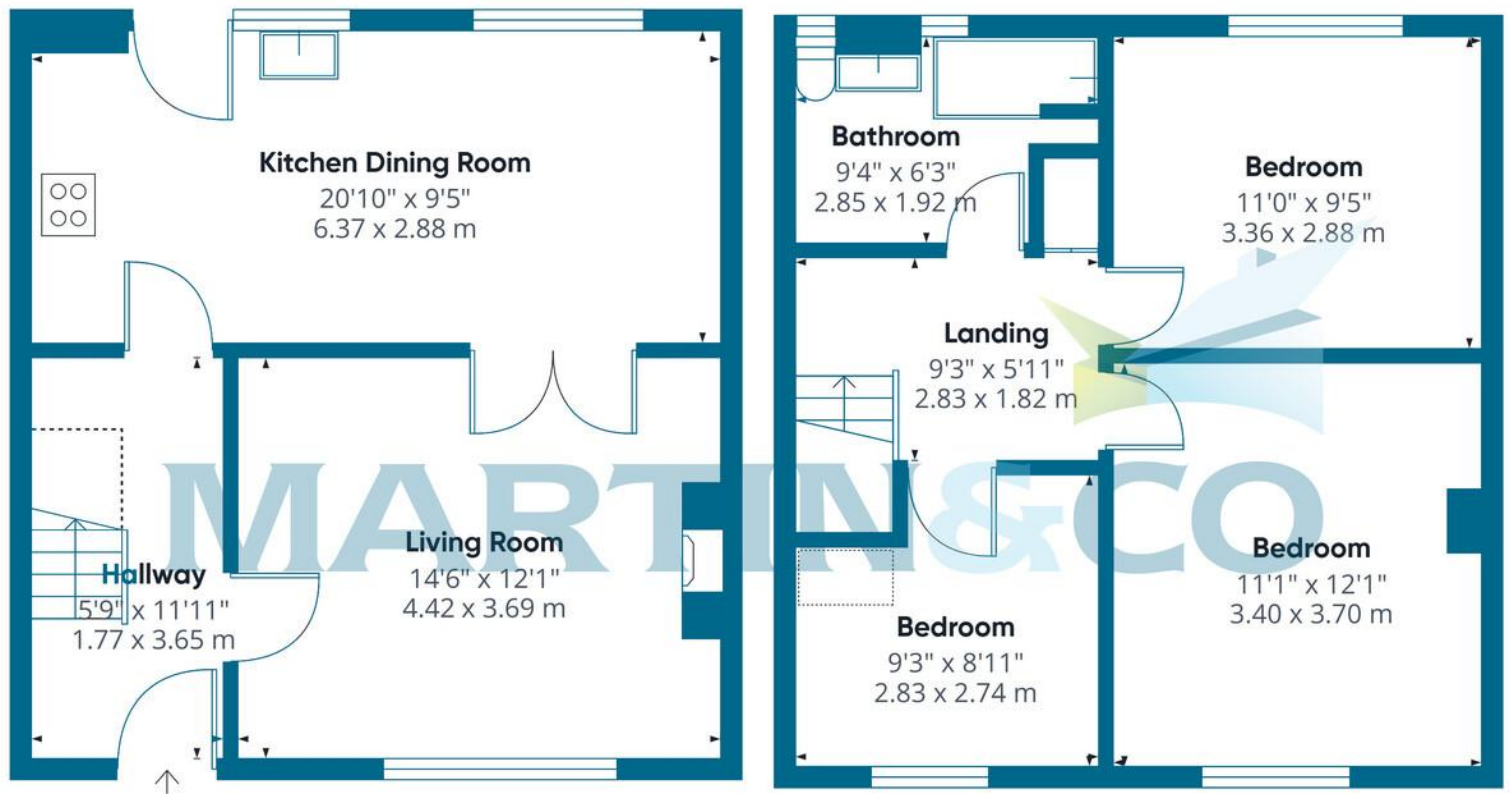
9' 4" x 6' 3" (2.84m x 1.91m)

GARDEN

BRICK BUILT STORAGE SHED

OFF ROAD PARKING





Approximate total area

852 ft²

79.3 m²

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