

**FOR SALE**



**Clement Way, Warwick**

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

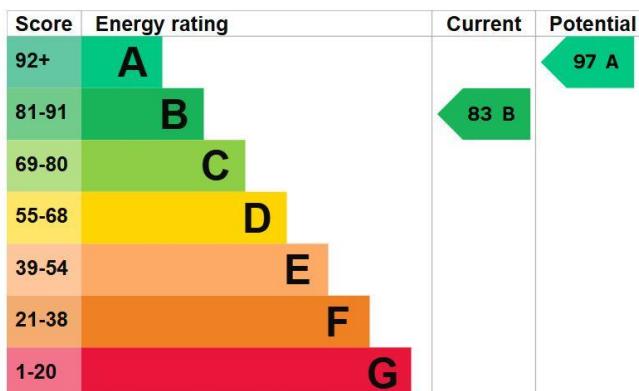
**£310,000**

**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.





**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 cupbaord.

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

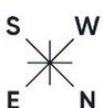
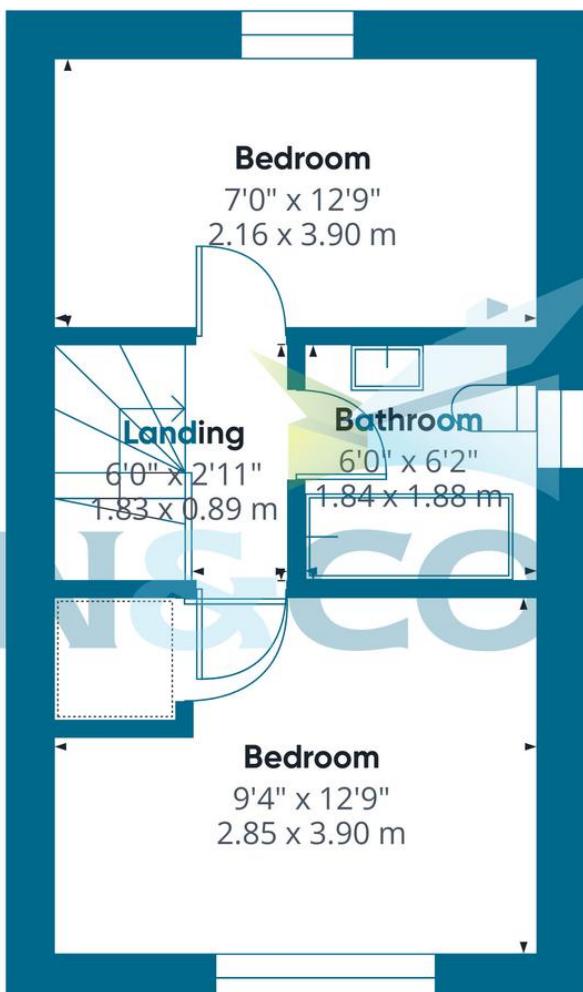
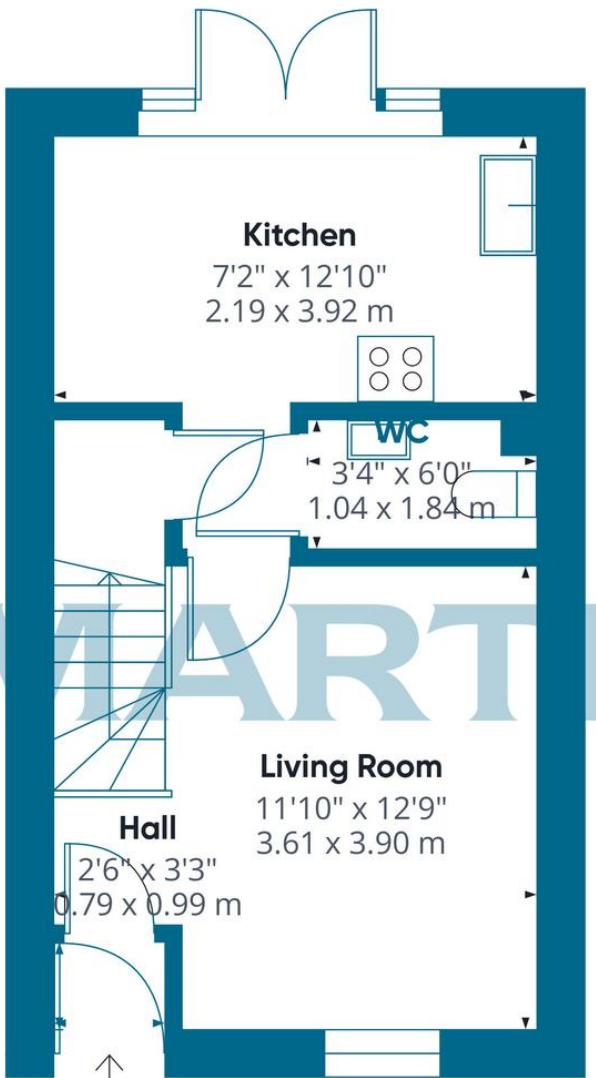
**BATHROOM** 6' 2" x 6' 0" (1.88m x 1.83m) Panelled bath with mixer tap, wall mounted shower, wash hand basin, low level W.C, tiling to the walls, extractor fan and central heating

#### 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 ft<sup>2</sup>

50.7 m<sup>2</sup>

**Martin & Co Leamington Spa** **01926 889 054**  
 38 Hamilton Terrace • Holly Walk • Leamington Spa  
 CV32 4LY  
 T: 01926 889 054 • E: [leamingtonspa@martinco.com](mailto:leamingtonspa@martinco.com)

  
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