

**FOR SALE**



**Roman Way, Cubbington, Leamington Spa**  
**£385,000**

**MARTIN&CO**

## Roman Way, Cubbington, Leamington Spa

- Three double bedrooms
- Breakfast kitchen
- Spacious living room
- Downstairs cloakroom
- Principle bedroom with en-suite

Roman Way is a spacious and charming three double bedroom semi-detached house, perfectly designed for modern family living, nestled in this tranquil neighbourhood in Cubbington, on the outskirts of Leamington.



This home offers a harmonious blend of comfort and style, with a contemporary kitchen with breakfast bar and boasts sleek countertops, ample storage, and state-of-the-art appliances, making it a dream for culinary enthusiasts. At the rear there is an inviting living space, bathed in natural light creating a delightful space for entertaining guests or enjoying quality time with loved ones.

Upstairs you'll find three generously sized bedrooms, each providing a peaceful sanctuary for relaxation and rest. The principal bedroom features an en-suite bathroom and substantial dressing area with fitted wardrobes, adding a touch of luxury to your everyday routine. The remaining bedrooms offer flexibility, perfect for accommodating a growing family, creating a home office, or even a cozy guest room.

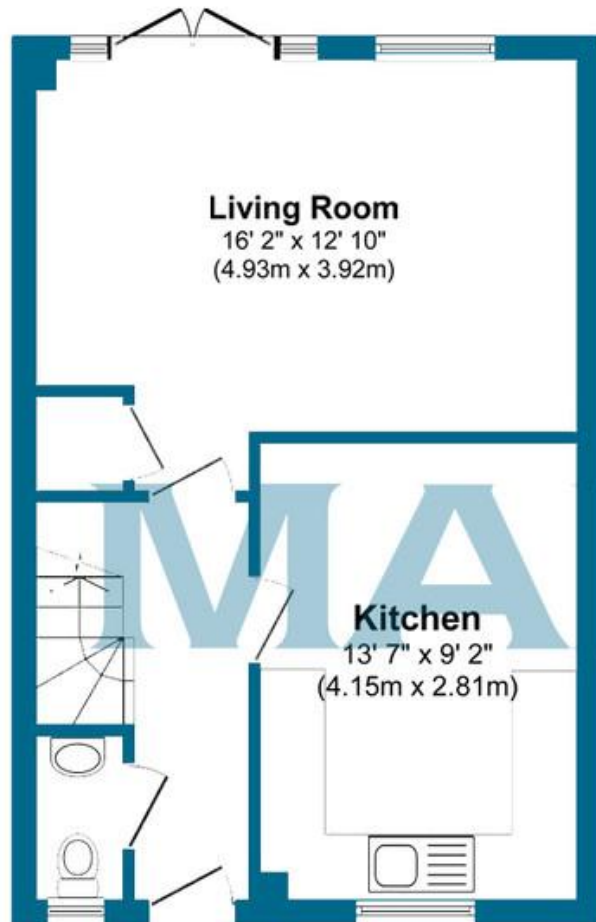
Outside is a well-maintained garden, providing a serene outdoor retreat for relaxation and recreation. Enjoy summer barbecues, gardening, or simply basking in the sunshine amidst the beauty of nature. To the side is a single garage, ample parking and vehicle charging point.

Conveniently located, this home offers easy access to schools, parks, supermarkets and transportation links, ensuring a convenient and connected lifestyle. With its combination of modern comforts, tasteful design, and ample space, this three bedroom semi-detached house is ready to welcome you home.

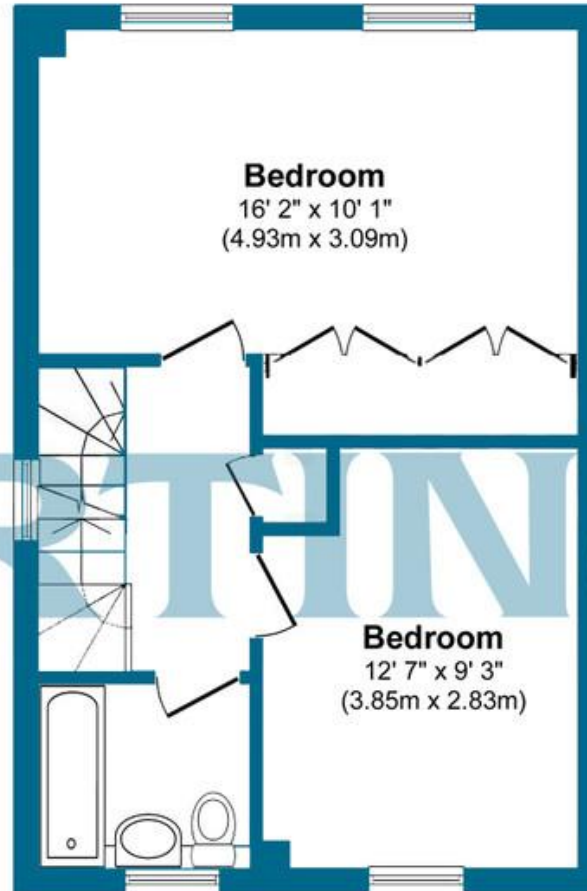


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**



**First Floor**



**Second Floor**

**Martin & Co Leamington Spa**

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

