

FOR SALE



Cotterills Close, Whitnash, Leamington Spa

3 Bedrooms, 2 Bathroom, Semi-Detached House

£350,000

MARTIN&CO



- Three double bedrooms
- Spacious living dining room
- Kitchen
- Downstairs shower room
- Rear garden
- Off road parking
- Cul-de-sac location

This three double bedroom semi-detached home, is perfectly located for local schools and shops and is tucked away in a quiet cul-de-sac. On the ground floor there is a generous living which leads into the rear garden, kitchen and downstairs shower room. On the first floor, the home accommodates three double bedrooms along with a bathroom and separate toilet. The property benefits from a private rear garden, substantial off road parking and garage.

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



HALLWAY 11' 11" x 6' 10" (3.63m x 2.08m)

KITCHEN 11' 9" x 7' 10" (3.58m x 2.39m)

SHOWER ROOM 7' 9" x 5' 6" (2.36m x 1.68m)

LIVING DINING ROOM 20' 9" x 20' 6" (6.32m x 6.25m)



FIRST FLOOR

BEDROOM 14' 11" x 10' 8" (4.55m x 3.25m)

BEDROOM 12' 6" x 11' 9" (3.81m x 3.58m)

BEDROOM 9' 9" x 9' 8" (2.97m x 2.95m)

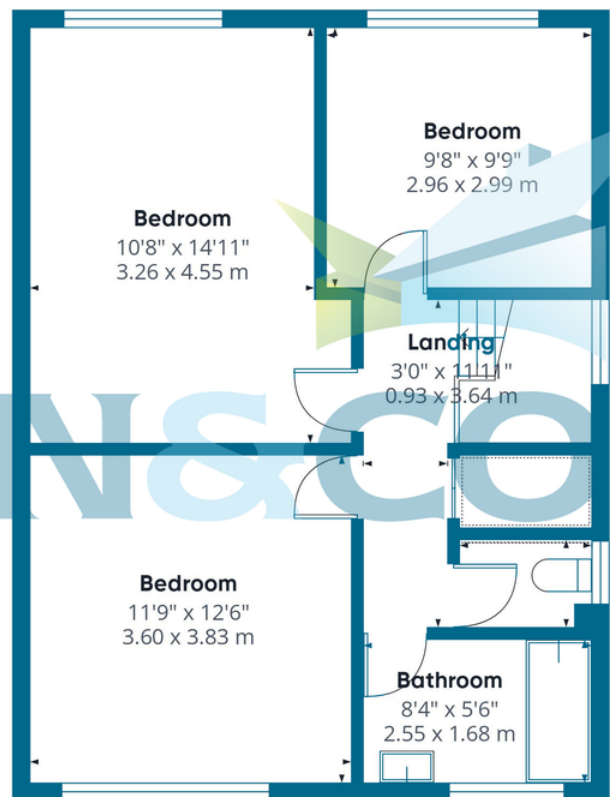
LANDING 11' 11" x 3' 0" (3.63m x 0.91m)

BATHROOM 8' 4" x 5' 6" (2.54m x 1.68m)

WC 5' 2" x 3' 1" (1.57m x 0.94m)

GARAGE 13' 5" x 7' 11" (4.09m x 2.41m)





Approximate total area

1302 ft²

121 m²

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