

**FOR SALE**



**Sutton Drive, Whitnash, Leamington Spa**

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

**£132,750**

**MARTIN&CO**



- Two double bedrooms
- Spacious living room
- Kitchen / dining room
- Downstairs cloakroom
- Immaculately presented
- Private rear garden
- Allocated off road parking

Shared Ownership 45% share through Orbit Housing. A well presented, two double bedroom semi detached house located in this popular area on the outskirts of Leamington Spa. This modern property includes a spacious living room, kitchen dining room, downstairs cloakroom, primary bedroom with built in cupboard and further double bedroom. The property benefits from a private rear garden and has two allocated off road parking spaces.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 82 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





## LIVING ROOM

13' 11" x 9' 6" (4.24m x 2.9m)

## KITCHEN/DINER

12' 6" x 8' 4" (3.81m x 2.54m)

## CLOAKROOM

4' 9" x 4' 4" (1.45m x 1.32m)

## LANDING

6' 3" x 6' 1" (1.91m x 1.85m)

## BEDROOM

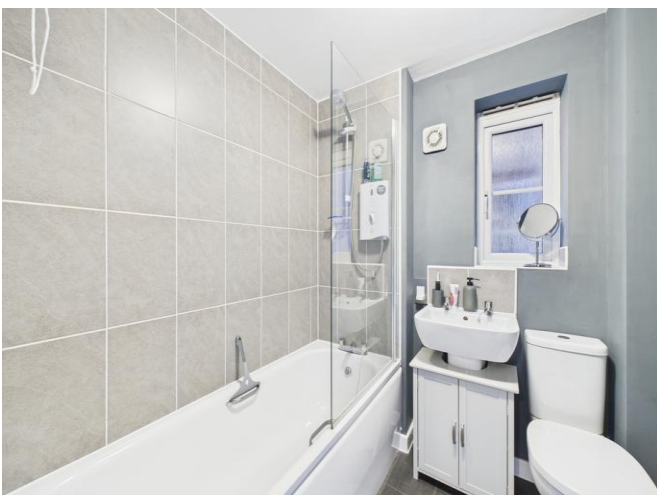
11' 1" x 9' 7" (3.38m x 2.92m)

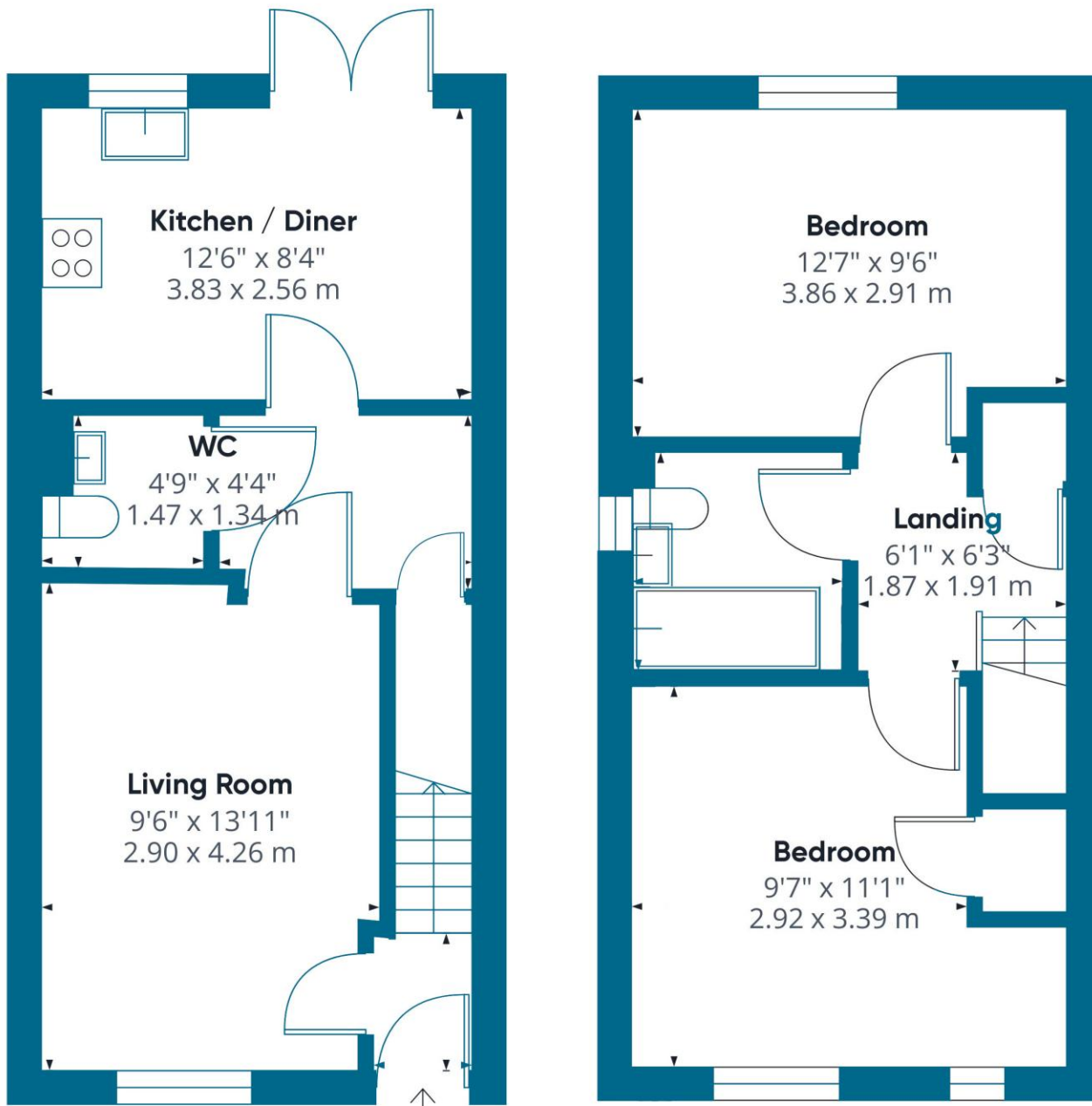
## BEDROOM

12' 7" x 9' 6" (3.84m x 2.9m)

## BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)





**Approximate total area**

659.17 ft<sup>2</sup>

61.24 m<sup>2</sup>

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