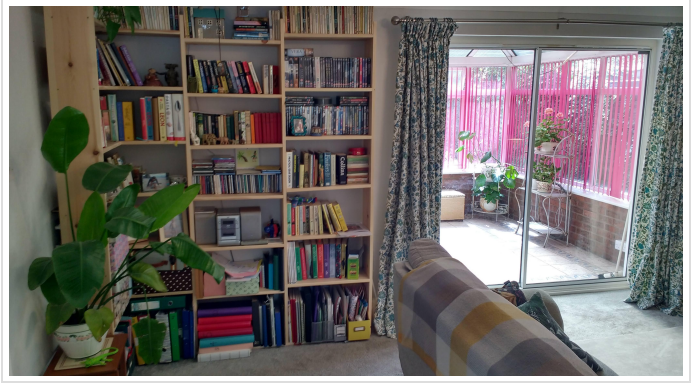


4 Bed Detached In Gullimans Way , Leamington Spa, CV31 1LA £439,000





SHORT DESCRIPTION

Property Ref: 15512 Welcome to this secluded 4-bedroom detached home positioned conveniently between Leamington Spa and Radford Semele, nestled at the end of a quiet cul-de-sac, this property is a haven for family living. As you step inside, you're welcomed by a functional entrance hall leading to the core of the home. The ground floor offers a well-equipped kitchen, a cozy lounge, a convenient W-C, a separate dining room, and a bright conservatory that invites relaxation. The garage has been cleverly converted into a versatile 4th bedroom or additional sitting room, offering flexibility to accommodate various needs. Upstairs, the master bedroom features its own ensuite for added comfort. Bedroom 2 and 3 offer a large sleeping area providing ample space for family members or guests. Outside, the property boasts a private garden, perfect for enjoying the outdoors and offering access to the canal for tranquil walks. Ample parking is available on the driveway for added convenience. To the side there are 3 very large and easy to access covered storage bays. Property Type: Detached Full selling price: £439000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: E EPC rating: D Measurement: 10763.9 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

4

Bed Room(s)

2

Bath Room(s)

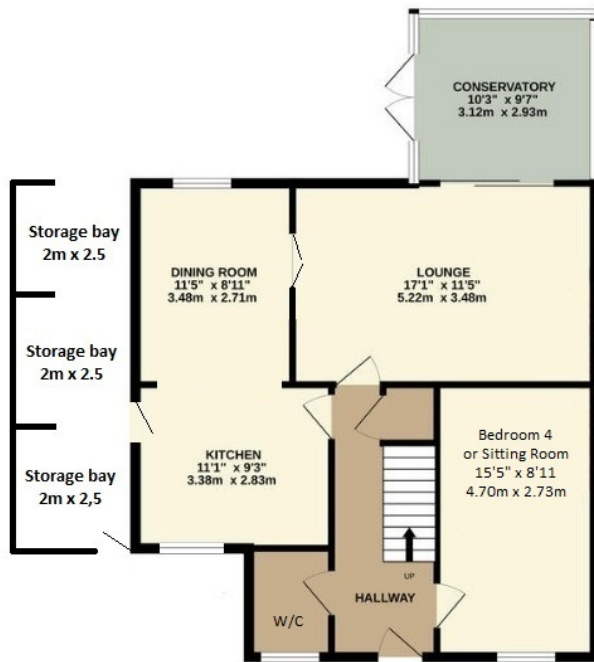
2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	100 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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