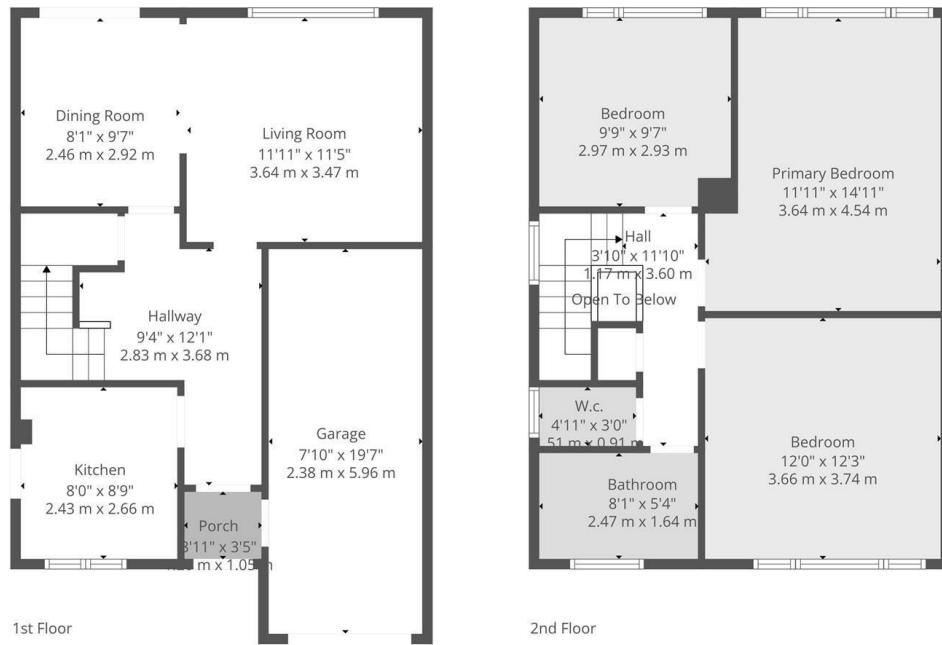


3 Cotterills Close, Leamington Spa  
£325,000

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**Total: 974 sq. Ft, 91 m2**  
1st Floor: 417 sq. Ft, 39 M2, 2nd Floor: 557 sq. Ft, 52 m2  
Excluded Areas: Garage: 153 sq. Ft, 14 M2, Porch: 14 sq. Ft, 1 M2, Open To Below: 5 sq. Ft, 0 M2,  
Walls: 94 sq. Ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



A three-bedroom semi-detached home in a quiet Whitnash cul-de-sac, with rear-facing living overlooking the garden and excellent scope to modernise and extend (STPP).

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