



COUGHTON DRIVE

LEAMINGTON SPA, CV31 1GB

GUIDE PRICE £270,000
FREEHOLD

Situated in the sought-after suburb of Sydenham in the prestigious Royal Leamington Spa, this spacious two-bedroom semi-detached home offers fantastic potential throughout. Boasting generous living accommodation, the property provides an excellent opportunity for buyers looking to create their ideal home. With plenty to offer its next owners, this is a property not to be missed.

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- Great Potential • Driveway Parking • Enclosed Rear Garden • No Chain • Two Double Bedrooms • Close To Amenities • Great Road Links Nearby



Ground Floor:

-Upon entering the property, you are welcomed into a bright entrance hallway, providing access to all principal rooms within the home and is complete with convenient understairs storage.

-Positioned at the rear of the home, the bright and airy lounge is flooded with natural light, thanks to sliding patio doors that overlook the rear garden. This attractive room is further enhanced by a charming feature fireplace, creating a warm and inviting living space.

-Located at the front of the home, the fully fitted kitchen is well-appointed with a range of wall and base units. It features an integrated electric oven and gas hob, with additional under-counter space for white goods, as well as a convenient breakfast bar.

First Floor:

-Situated at the front of the home, the main bedroom is a generously sized double room, complete with fitted wardrobes and a useful storage cupboard.

-The second bedroom is a further well-proportioned double room, located at the rear of the home.

-The family bathroom is conveniently located between

both bedrooms and is fitted with a tiled suite, comprising a bath with shower over, hand wash basin, and WC.

Garden, Exterior & Further Property Information:

-Externally, the property benefits from a low-maintenance rear garden, laid mainly to lawn with a decking area. This inviting outdoor space provides the perfect setting for al fresco dining during the summer months, while also offering a genuine sense of privacy.

-This lovely home also benefits from driveway parking for multiple vehicles, gated access to the rear garden, gas central heating, and double glazing throughout.

-Being just a stone's throw from all the amenities that Royal Leamington Spa has to offer, and with excellent road links nearby, this home presents an exciting opportunity for its next owners.

Important Property Information:

Tenure: Freehold

Council Tax Band: D

Local Authority: Warwick District Council

EPC: D

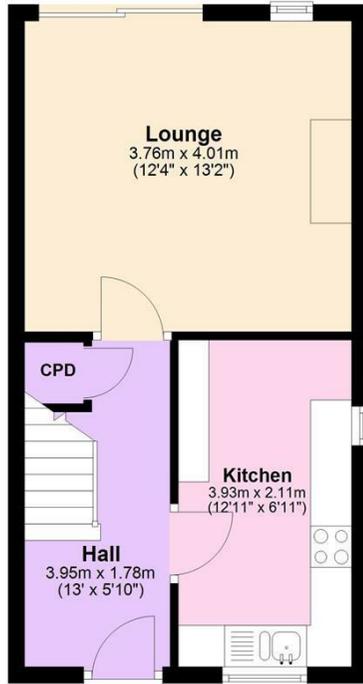


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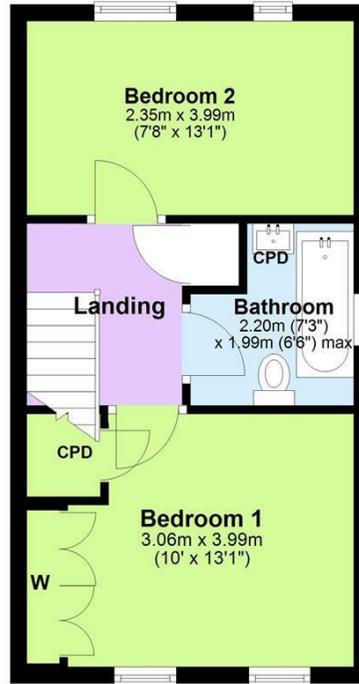
Ground Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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