



MARLBOROUGH DRIVE

LEAMINGTON SPA, CV31 1XY

GUIDE PRICE £260,000
FREEHOLD

Set within the popular residential suburb of Sydenham and conveniently located close to the wealth of amenities that the sought-after town of Royal Leamington Spa has to offer, this spacious two-bedroom semi-detached home presents an excellent opportunity for a range of buyers.

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- Two Bedrooms • Driveway • Versatile Office Space • Enclosed Rear Garden • Close To Amenities • Good Transport Links Nearby • Newly Updated Shower Room



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Ground Floor:

-Upon entering the property via the side entrance, you are welcomed into a spacious entrance hallway that provides access to all of the principal rooms within the home. The hallway also benefits from useful understairs storage, creating a practical and inviting first impression.

-Situated at the front of the home is the fully fitted kitchen, thoughtfully designed with a range of wall and base units providing ample storage. The kitchen is complete with an integrated oven, gas hob and space for freestanding white goods, offering a practical and functional space for everyday living.

-Situated at the rear of the home is the bright and airy lounge, flooded with natural light and enjoying views over the rear garden through French doors. This inviting living space provides the perfect setting for relaxing and entertaining, with direct access to the garden creating a seamless connection between indoor and outdoor living.

-The original garage has been thoughtfully converted into a versatile space, accessed via both the driveway and the rear garden. Offering excellent flexibility, it would lend itself to a variety of uses, including a home office, workshop, gym or hobby room.

First Floor:

-Both bedrooms are well proportioned doubles, offering ample

space for freestanding furniture and providing comfortable accommodation.

-Conveniently situated between both bedrooms is the modern, newly updated shower room, finished with contemporary tiling and comprising a shower cubicle, wash hand basin, WC and a heated towel rail.

Garden, Exterior & Further Property Information:

-Leading outside, the home is blessed with a low-maintenance rear garden, laid mainly to gravel and complemented by established foliage borders. A useful garden shed provides additional outdoor storage, making this an attractive and practical space to enjoy throughout the year.

-This lovely home further benefits from off-road parking for two vehicles, gas central heating and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities and excellent transport links on its doorstep, this lovely home offers the perfect blend of rural community living and everyday convenience.

Important Property Information:

Tenure: Freehold

EPC: D

Council Tax Band: B

Local Authority: Warwick District Council

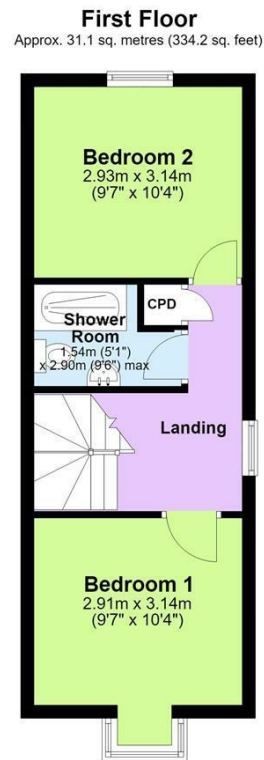
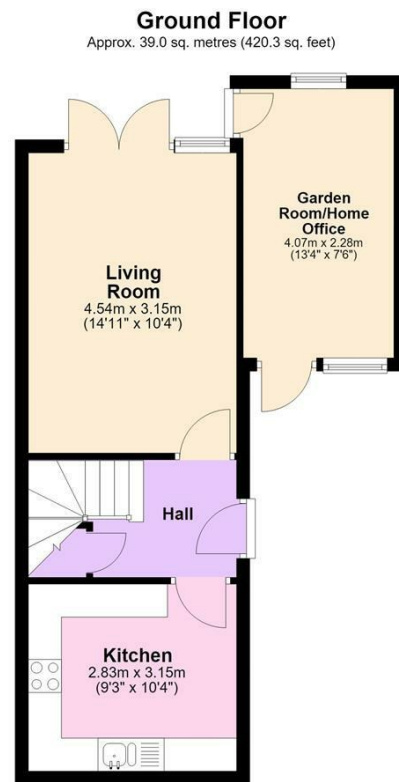
Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the



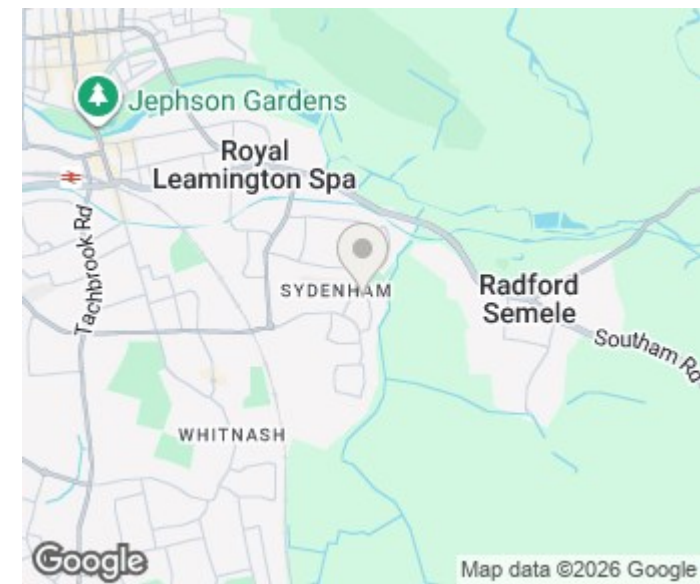
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Total area: approx. 70.1 sq. metres (754.5 sq. feet)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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