



**Connells**

Isambard Close  
Leamington Spa



# Isambard Close Leamington Spa CV31 3SL

for sale offers over  
**£300,000**



## Property Description

Immaculate two bedroom terrace home ideally located within the central development of Victoria Point!

Built in 2020 by Ac Lloyd, this beautifully presented two bedroom terrace home is ideally positioned within the sought after town centre development of Victoria Point.

The property is immaculate throughout and welcomes you with an inviting hall and a convenient downstairs cloakroom. To the rear, there is a spacious open plan lounge dining room providing an excellent space for both relaxing and entertaining, while the separate modern kitchen is located to the front and is finished to a high standard.

Upstairs the accommodation comprises two double bedrooms, the principle bedroom benefits from built in wardrobes and a stylish ensuite shower room, complemented by a contemporary family bathroom.

Externally the home enjoys a beautifully landscaped rear garden, perfect for outdoor enjoyment. To the front, there are two tandem off road parking spaces and EV charge point.

This modern home offers excellent opportunity for first time buyers, professionals or investors alike, combining a convenient central location with high quality accommodation throughout.

## Approach

Located within a cul-de-sac the property is set back from the road behind the parking with a pathway to the front entrance.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the cloakroom, kitchen and lounge diner.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to front elevation.

## Lounge/Diner

13' 7" max x 15' 3" ( 4.14m max x 4.65m )

Spacious, light and airy lounge/diner consisting of two radiators, an under stairs storage cupboard, a double glazed window to rear elevation and French doors leading to the garden.

## Kitchen

9' 7" x 6' 3" ( 2.92m x 1.91m )

Modern and stylish kitchen fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a fridge/freezer, dishwasher and washing machine. Housing the gas central heating boiler and comprising a radiator, ceiling spotlights and a double glazed window to front elevation.

## First Floor

### Landing

The stairs lead from the hallway with doors off to both bedrooms and the family bathroom.

### Master Bedroom

12' 3" max into door recess x 10' 3" ( 3.73m max into door recess x 3.12m )

Double bedroom benefitting from fitted wardrobes with sliding mirrored doors, a built-in storage cupboard, a radiator, a double glazed window to front elevation and a door to;

### En-Suite

Modern three piece suite fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having partly tiled walls, a shaver point, a fitted towel rail, an extractor fan and a double glazed window to front elevation.

### Bedroom Two

7' 2" x 13' 8" ( 2.18m x 4.17m )

Double bedroom having a radiator and two double glazed windows to rear elevation.

### Bathroom

Modern three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a W/C with concealed cistern. Having partly tiled walls, a fitted towel rail and an extractor fan.

### Outside

### Rear Garden

Beautifully landscaped garden being mainly laid to astro turf and fence enclosed, with a

patio area and gated rear access.

### Parking

Driveway providing off road parking for two cars in tandem. With an EV charging point.

### Agent's Note

We understand from our seller that there is an annual management fee of approx £200 towards the maintenance of the grass and communal areas.



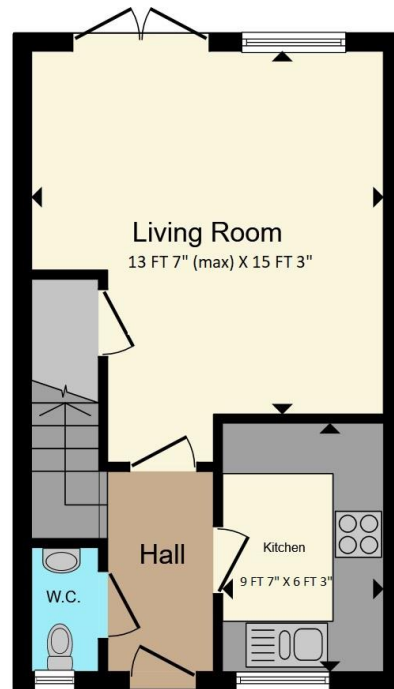




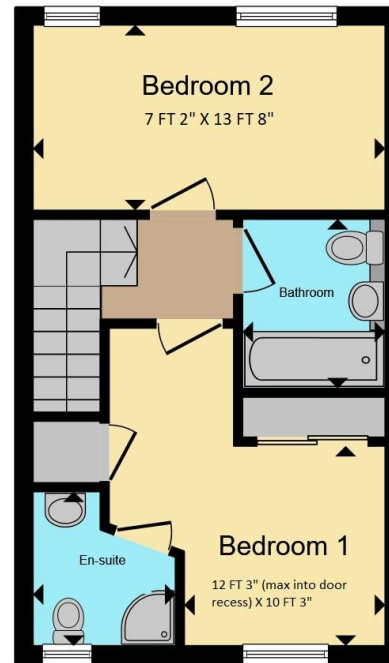








**Ground Floor**



**First Floor**

Total floor area 61.4 m<sup>2</sup> (661 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: A Council Tax  
 Band: C

Tenure: Freehold

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