



14 Cobden Avenue

Leamington Spa **CV31 1YF**

Guide Price £300,000

14 Cobden Avenue

A superbly presented semi-detached home with no onward chain and situated in a popular area of the suburb of Sydenham. We feel this would be an ideal home for first time buyers or for buy to let investors. The property in brief comprises of an entrance hall, where turning left leads to the kitchen, lounge / diner, study and bedroom three. To the first floor there are two double bedrooms and a stunning family bathroom. Outside, the property is approached over a block paved driveway, which provides ample off-street parking and a rear garden which is enclosed and is very low maintenance.

Call us today for more information or to book in an internal viewing.

LOCATION

Cobden Avenue is a street of mainly semi-detached homes, situated two miles to the south-east of Leamington Spa town centre. For convenience the property is positioned ¼ mile away from a supermarket and petrol station, whilst there is a choice of local shopping precincts within one mile of the property. There is a medical centre within ¼ mile, whilst Leamington Spa railway station with its direct commuter links to London, Birmingham and a wide range of further centres is also approximately two miles away, whilst there is a bus stop within ¼ mile.

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Stairs rising to the first floor and doors leading into the lounge and kitchen.

LOUNGE/DINING ROOM

5.22m x 3.55m (17'1" x 11'7")
Having gas central heating

radiator, understairs storage cupboard, electric feature fireplace, double glazed patio doors leading to the rear garden and space for lounge furniture.

KITCHEN

3.83m x 2.23m (12'6" x 7'3")
A superbly presented kitchen which in brief comprises of worktop surfaces, cupboards, built-in washing machine, sink unit, four ring electric hob, oven unit and space for fridge freezer, also benefiting from having a double glazed window to the front elevation.

STUDY

2.74m x 2.05m (8'11" x 6'8")
Having gas central heating radiator, double doors leading to the front elevation and a door leading to:-

BEDROOM THREE

4.15m x 2.06m (13'7" x 6'9")
In brief this room has a gas central heating radiator, double glazed window to the rear elevation and space for bedroom furniture.

ON THE FIRST FLOOR

LANDING

Having doors leading to both bedrooms and the bathroom. Loft access.

LOFT

The loft houses the Worcester Bosch combination boiler, being part boarded and having a loft ladder.

BEDROOM ONE

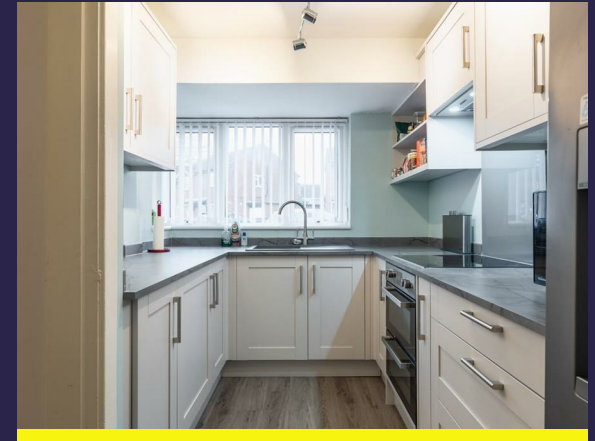
3.56m x 2.54m (11'8" x 8'3")
Having gas central heating radiator, double glazed window to the front elevation, built-in wardrobe and space for bedroom furniture.

BEDROOM TWO

3.54m x 2.77m (11'7" x 9'1")
Having a double glazed window to the rear elevation, gas central heating radiator, built-in wardrobe and space for bedroom furniture.

Features

Semi-Detached Family Home
Beautiful Kitchen
Ample Off Road Parking
Block Paved Driveway
Enclosed Rear Garden
South Leamington Location
Gas Central Heating
No Onward Chain
Stunning Bathroom
EPC Rating D

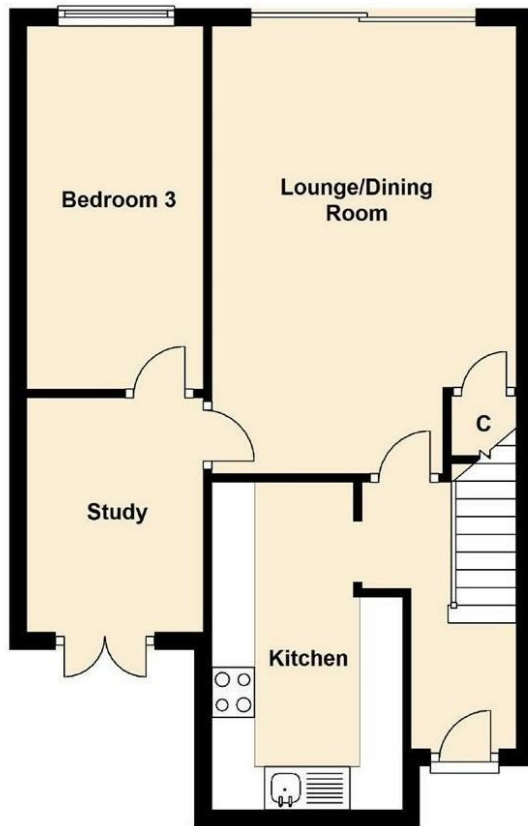




Floorplan

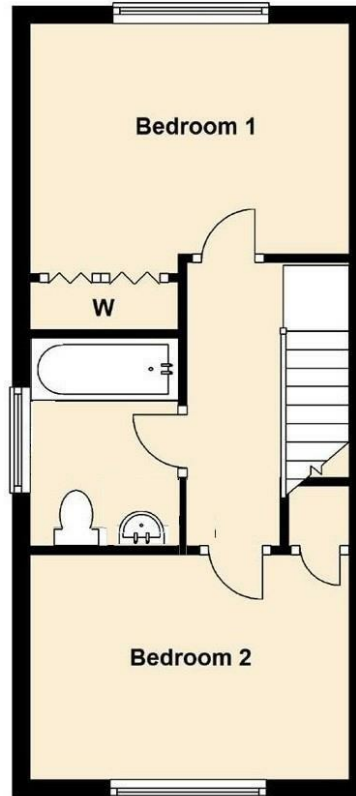
Ground Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.7 sq. feet)



Total area: approx. 77.2 sq. metres (831.2 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Contact us

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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		
	76	89
England & Wales	EU Directive 2002/91/EC	