



33 Cowdray Close
Leamington Spa **CV31 1LB**
Guide Price £320,000

33 Cowdray Close

Sydenham

Being positioned at the far end of Cowdray Close and offered for sale with the benefit of no onward chain, this is an opportunity to purchase a three bedroomed detached house with the potential for future improvement and possible extension, subject to the appropriate consents. One of the most unusual features of the property is the size of its plot with lawned gardens surrounding the house to four sides. Additionally, a parking area accessed from the rear of the property gives access to two timber garages and a carport. Internally, the accommodation includes a lounge with separate dining room and garden room, there also being a utility in addition to the kitchen, coupled with three bedrooms and a shower room to the first floor. Overall this is an excellent opportunity to purchase a detached family home, on which the buyer can place their own cosmetic mark.

LOCATION

Cowdray Close is a no-through road lying off Sydenham Drive, close to its junction with Radford Road and a short distance south-east of central Leamington Spa. There are local facilities and amenities to be found within Sydenham itself, whilst around one mile away, Leamington's full range of shops and independent retailers, bars, restaurants and parks are easily accessible. Leamington Spa railway station is also on hand for regular rail links to London and Birmingham, amongst other destinations. Additionally, there are good local road links available out of the town including those to neighbouring towns and centres and the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

PORCH ENTRANCE

With inner entrance door to:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, UPVC double glazed window and door to:-

LOUNGE

4.72m x 3.91m (15'6" x 12'10")

With glowing pebble effect electric fire set into a reconstituted stone surround with tiled hearth, two central heating radiators, UPVC double glazed window and sliding doors giving access to:-

DINING ROOM

3.45m x 2.74m (11'4" x 9'0")

With UPVC double glazed window, central heating radiator and sliding patio style door to:-

GARDEN ROOM

3.12m x 2.77m (10'3" x 9'1")

With central heating radiator, UPVC double glazed picture window and double glazed sliding patio door giving external access to the rear garden.

KITCHEN

3.23m x 2.39m (10'7" x 7'10")

With a range of oak coloured units comprising base cupboards, drawers and numerous coordinating wall cabinets, worktops with tiled splashbacks, stainless steel sink unit, inset electric hob with filter hood over and electric oven below, UPVC double glazed window and door to:-

UTILITY ROOM/GROUND FLOOR WC

2.82m x 2.74m (9'3" x 9'0")

With stainless steel sink unit, double cupboard under, UPVC double glazed window, UPVC double glazed door giving external access to the rear garden and door to:-

GROUND FLOOR WC

With close coupled WC and obscure UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, obscure UPVC double glazed window to side elevation and doors to:-

BEDROOM ONE (FRONT)

3.96m x 3.45m (13'0" x 11'4")

With wardrobing, shelving and drawers, UPVC double glazed window and central heating radiator.

BEDROOM TWO (REAR)

3.56m x 3.45m (11'8" x 11'4")

With fitted wardrobing and shelving within, UPVC double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

2.51m max x 2.46m max (8'3" max x 8'1" max)

- to include cupboards and stair bulkhead.

With shelving, UPVC double glazed window and central heating radiator.

SHOWER ROOM

With fully ceramic tiled walls and floor and white fittings comprising

Features

Detached House

Gardens to Four Sides

Lounge, Dining Room and Garden Room

Kitchen and Utility

Three Bedrooms

Shower Room

Rear Yard/Parking Area

Carport and Two Garages

No Chain





Floorplan

Internal Living Area 1,311sq ft /1621.82m2



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure
Freehold

Fixtures & Fittings

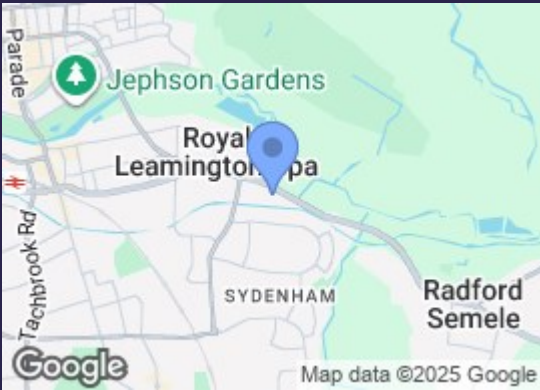
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



| 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 | | |