



## 9, Borrowdale Drive, Leamington Spa, CV32 6NY

An excellent opportunity to acquire a traditionally styled, 1960's built, detached family residence, providing gas centrally heated and sealed unit double glazed four bedroomed accommodation which includes a good sized garden, in a highly regarded North Leamington Spa location with scope for modernisation and improvement.



## 9 Borrowdale Drive Leamington Spa CV32 6NY

### Borrowdale Drive

Is a popular and established north Leamington Spa location, comprising many fine individual properties, being conveniently sited approximately one mile from the town centre, close to an excellent range of local facilities and amenities, including local shops on Rugby Road, highly regarded schools for all grades and a variety of recreational facilities including open countryside nearby. This location has consistently proved to be very popular.

ehB Residential are pleased to offer 9 Borrowdale Drive which is an opportunity to acquire a four bedroomed property which includes good sized garden and requiring some modernisation and improvement. The agents consider the property also has considerable scope for further extension (subject to the usual consents and permissions) and represents an excellent opportunity.

In detail the accommodation comprises:-

### Entrance Hall

With staircase off, telephone point, radiator.

### Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback.

### Lounge/Dining Room

#### Lounge Area

11'8" x 12' (3.56m x 3.66m)

Feature gas fire and connection (currently not usable), radiator, picture window, coving to ceiling and is open to the...

#### Dining Area

11'6" x 11'8" (3.51m x 3.56m)

With double radiator, French doors and picture window overlooking rear garden, coving to ceiling.

### Fitted Kitchen

12'6" x 8'4" (3.81m x 2.54m)

With range of base cupboard and drawer units, work surfaces, double drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, gas fired central heating boiler and programmer, tiled splashback, gas cooker point, plumbing for automatic washing machine, strip light.

Accessed from the Entrance Hall is a Converted Garage, providing an additional...

### Sitting/Family Room

15'9" x 8'2" (4.80m x 2.49m)

With radiator and strip light.

### Stairs and Landing

With access to roof space.



#### Bedroom

12'9" x 9'4" (3.89m x 2.84m)  
With radiator.

#### Bedroom

11'8" x 12'6" (3.56m x 3.81m)  
With radiator.

#### Bedroom

11'9" x 9'7" (3.58m x 2.92m)  
With radiator.

#### Bedroom

9'1" x 5'9" (2.77m x 1.75m)  
With radiator and airing cupboard with lagged cylinder and immersion heater.

#### Bathroom/WC

5'7" x 8'7" (1.70m x 2.62m)  
With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splashback shower area with electric shower unit, shower rail and curtain, chrome heated towel rail.

#### Outside

To the front of the property is a shaped lawn with double driveway providing ample off road car parking, leading to the former garage converted to small store with up-and-over door, pedestrian side access leads to the large, rear garden principally laid to lawn with flower borders, small patio, bounded by close boarded fencing.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

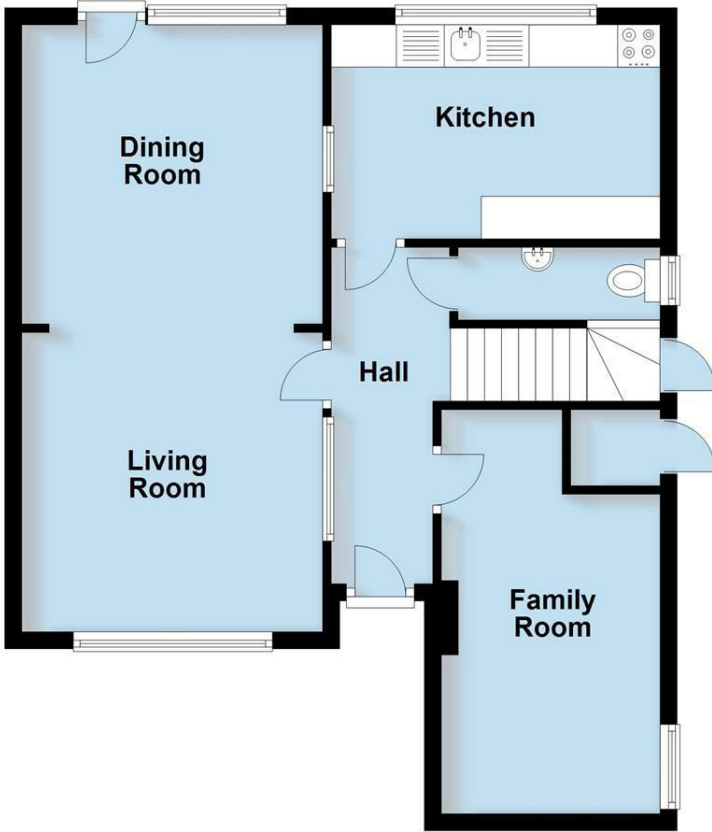
#### Council Tax

Council Tax Band E.

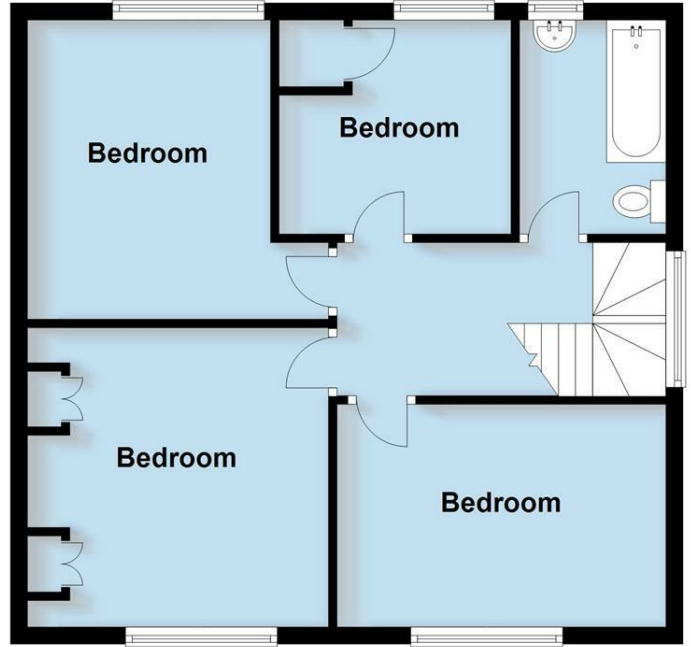
#### Location

CV32 6NY

**Ground Floor**  
Approx. 58.7 sq. metres (631.5 sq. feet)

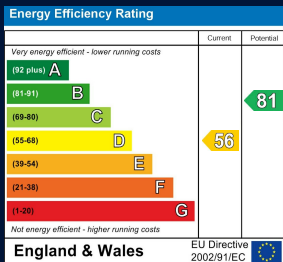


**First Floor**  
Approx. 53.9 sq. metres (580.3 sq. feet)



**Total area: approx. 112.6 sq. metres (1211.8 sq. feet)**

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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